

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

October 28, 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
October 28, 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 July 22, 2026 Meeting **– Page 3**

3. Consideration of **Resolution #2027-01** Fiscal Year 2026 Budget Amendment **– Page 10**

4. Discussion of:
   A. Supervisor Compensation **– Page 13**

   B. Rules and Regulations **– Page 15**

5. Staff Reports
   A. Attorney

   B. Engineer – Annual Engineer's Report **– Page 26**

   C. Manager
      1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule **– Page 40**

      2) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 41**

      3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 46**

6. Financial Reports
   A. Approval of Check Run Summary **– Page 51**

   B. Approval of Unaudited Financials **– Page 54**

7. Supervisors Requests and Audience Comments

8. 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, July 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
Michael Miller	Guest (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 April 22, 2026 Meeting

Mr. Lorenzo: The next item on the agenda for approval is the minutes of the April 22, 2026 meeting and you'll find those on page 3. Unless the Board has any comments, adjustments or deletions, please let me know, if not 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 April 22, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Lorenzo: Moving forward to the public hearing to adopt the fiscal year 2027 budget, would the Board like to go ahead and make a motion to open the public hearing.

> On MOTION by Ms. Jiron seconded by Ms. Montes with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Mr. Lorenzo: Moving forward to public comment and discussion, we have no one present with us here in person, and Michael do you have any questions regarding the budget or comment?

Mr. Miller: None.

Mr. Lorenzo: Alright, hearing none, does the Board have any comments on the budget?

Mr. Fonseca: I'm sorry, can we move back to the approval of the minutes, I just realized Celena's name is spelled incorrectly, it's showing up as Sarina, and I saw it a couple of places in the minutes, so I think that's a transcription error. I saw it on page 8, and in one of the examples it says, Ms. Enriquez says, I believe Sarina drafted some parking rules, I think that one should probably be Celena, the counsel for the HOA, do you follow me?

Mr. Lorenzo: Yes, so on page 8 that adjustment.

Mr. Fonseca: And then you if you look down on the document, Sarina appears a couple of times.

Mr. Lorenzo: Ok, so we'll make sure we update that. Is there anything else that the Board saw, if not then should we go back to the motion?

Ms. Smoker: You could just do a motion for the minutes as amended.

Mr. Lorenzo: Ok, so a motion to approve the minutes as amended, do I have a motion?

> On MOTION by Mr. Fonseca seconded by Ms. Jiron with all in favor, the Minutes of the April 22, 2026 Meeting as amended were approved.

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving back to the fiscal year budget, we were on discussion, and again there's no audience present and again Michael if you have any questions or comments please let us know. Moving forward to the consideration of resolution #2026-03 the annual appropriation resolution on page 15. The Board knows that we went over this with a fine tooth comb and unless the Board has any questions, or wants me to go through the items again, I know we had a good explanation at the last meeting when we went over the items. The general fund and gross assessment would be $769,327.68 on 493 units which includes the 300 townhome units for the 2018 bonds of all the single family homes of 168, and then the 2020 annexation which was the townhomes of 25 total, which brings it to the total of 493 units, which is a total annual increase of $44.96 per unit. Unless the Board has any questions, a motion will be in place to approve resolution #2026-03.

> On MOTION by Ms. Jiron seconded by Mr. Fonseca with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to the consideration of resolution #2026-04 levy of Non Ad Valorem Assessments which you'll find on page 18 which are consistent with the approved budget and proposed budget back in April. This certifies and imposes the assessments with the attached assessment rolls and also submission to Miami-Dade County to put it on the tax for the upcoming term which would be October 1st. Unless the Board has any questions, a motion to approve to levy the assessments and approve resolution #2026-04 will be in place.

> On MOTION by Ms. Jiron seconded by Ms. Montes with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: Unless there are any other public comments or discussion, and Micheal feel free to chime in before we close the public hearing on the budget, and I repeat again

there's no one here present for any comment. Hearing none, a motion to close the public hearing will be in place.

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

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Lorenzo: Moving forward to staff reports, you'll see on page 45 you have a memorandum of the 2026 legislative updates, and I'll let Liza take it from here if you'd like?

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Smoker: Sure, every year our law firm monitors the legislative session to see if there's any new Statutes that are put into place that might affect CDDs. We prepared that memo which is in your agenda for you to read in detail but, I will go over a couple highlighted ones just to bring your attention to. The first was one that was widely discussed that would raise the caps for liability, the sovereign immunity caps, and that was vetoed so it's not currently in place. Several of these other ones wouldn't necessarily apply to this particular District, for example the next one deals more with Districts in rural areas, there is a new exemption for agencies to hold closed attorney client meetings during a 90-day notice period for claims under the Bert J. Harris, Jr., Private Property Rights Protection Act, so if that would ever occur for this District we would revisit those changes. There are some new state-wide grants and permit programs that can allow governments certain access to cybersecurity information technology commodities and services. This is just to make you aware of it, local governments may apply for grants, or independently purchase cybersecurity services through state negotiated contracts. There is also now a formal recall process in place for Supervisors such as yourselves, and this recall process limits to specific grounds which is malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies, and it lays out the very specific process of how a Supervisor could be recalled, and that's all spelled out in your agenda. There is also now a 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, and all these items are detailed in your

packet but, if you have any questions, feel free to contact me or anyone at our firm to discuss further.

Mr. Fonseca: Thank you.

Mr. Lorenzo: There is also because they're passing that law, you will be able to pay electronically when you guys go do your candidacy for the general election. Anything else Liza?

Ms. Smoker: Not at this time.

Mr. Lorenzo: Does the Board have any questions for Liza?

B. Engineer

Mr. Lorenzo: Not hearing any, moving forward to the engineers report, they were targeting to have it ready for this month but they're a little bit delayed but, by the end of the month it should be ready, and ready for the next agenda package.

C. Manager

1) Discussion of Rules and Regulations

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: Moving forward to the manager's section on the agenda, you have the discussion of the rules and regulations. So, if the Board has any questions I can take those, and I know the HOA is working on finalizing their draft to send it to the CDD for review, and consideration. First obviously it will have to go under your review and we can more forward but, we still haven't received it up to now but, I know that they're working on it diligently and we hope to have it soon. Moving forward to the consideration of the proposed fiscal year 2027 meeting schedule which currently stated is designated for the fourth Wednesday of each month at 6:00 here at the clubhouse, which you'll see there, except for the November and December meetings which would be on the third Wednesday due to the holidays. Unless the Board has any questions, meetings will continue here at the clubhouse at 23398 SW 108th Court, Miami, Florida 33032, on the fourth Wednesday of each month at 6:00 p.m. Unless the Board has any questions or adjustments, a motion will take place for approval.

> On MOTION by Ms. Figueroa seconded by Mr. Jiron with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

3) **Form 1 Financial Disclosure Due July 1, 2026**
4) **Reminder to Complete Annual Ethics Training by December 31, 2026**
5) **Number of Registered Voters in the District – 825**

Mr. Lorenzo: Moving forward to the Form 1 financial disclosure which you'll see a copy of that on page 52 or your agenda package, and everyone has filed with the exception of Angela Coelho and Juana Montes. So, make sure you do that because it was due July 1st and if you have any questions feel free to let me know Juana, you still have time because there is a grace period but, the best thing to do is make sure you get that done before they start fining. I know the deadline has past but, you there is that grace period until September but, once September comes they will fine you up to $1,500 for the year, and if you have any questions let me know. Moving forward to the reminder to complete the annual ethics training, which is due by December 31, 2026, you still have time, it's the same requirement that you had last year, just make sure it gets done this year and then the following year you'll always file that online when you're doing your Form 1 that you completed your ethics training for the previous year. I can send you all an email with the links for the ethics training to make sure that gets done. If the Board doesn't have any questions on that we'll move on to page 53 which shows the Supervisor of Elections registered voters for Miami-Dade County in Landings at Miami Community Development District which is 825, and you'll find that again on page 53.

FIFTH ORDER OF BUSINESS Financial Reports

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

Mr. Lorenzo: Moving forward to financial reports, tab A is the approval of the check run summary which you'll find on page 54, and tab B is the approval of the unaudited financials on page 57. Unless the Board has any questions or comments please let me know, if not a motion to approve both tab A and tab B 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.

SIXTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, does the Board have any requests or comments?

Ms. Jiron: No.

Mr. Lorenzo: Hearing none, moving forward to audience comments, we have no one here present with us, we do have Michael Miller online. Michael if you have any questions or comments please let us know.

SEVENTH ORDER OF BUSINESS Adjournment

Mr. Lorenzo: Hearing none, a motion to adjourn will be in place.

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

_____ _____

Secretary /Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Landings at Miami Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenditures approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 28th day of October and be reflected in the monthly and fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

Landings at Miami
Community Development District

by: _____
Chairman/Vice-Chairman

Attest:

by: _____
Secretary/Assistant Secretary

Amended Budget
Fiscal Year 2026

Landings at Miami
Community Development District

October 28, 2026

Landings at Miami
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Budget Amendment FY2026
Exibit A

DESCRIPTION	ACTUAL THRU 9/30/2026	ADOPTED BUDGET FY 2026	PROPOSED INCREASE/ (DECREASE)	AMENDED BUDGET FY 2026
Revenues				
Special Assessments - Tax Roll	$ 82,706	$ 82,448	$ 258	$ 82,706
Interest Income	4,791	2,700	2,091	4,791
Carry Forward	12,722	10,714	14,086	24,799
Total Revenues	**$ 100,219**	**$ 95,862**	**$ 16,434**	**$ 112,296**
Expenditures				
Administrative				
Supervisor Fees	$ 1,600	$ 3,000	$ -	$ 3,000
PR-FICA	122	230	-	230
Engineering	840	5,000	-	5,000
Attorney Fees	9,372	14,000	-	14,000
Annual Audit	3,570	4,500	(930)	3,570
Assessment Roll	2,000	2,000	-	2,000
Arbitrage Rebate	550	1,100	-	1,100
Dissemination Agent	2,862	2,862	-	2,862
Trustee Fees	23,569	4,500	19,069	23,569
Management Fees	32,872	32,872	-	32,872
Telephone	-	25	-	25
Website Maintenance	1,200	1,200	-	1,200
Postage & Delivery	758	350	450	800
Insurance General Liability	19,094	20,691	(1,597)	19,094
Printing & Binding	8	358	(258)	100
Legal Advertising	481	1,500	(500)	1,000
Other Current Charges	1,106	1,000	200	1,200
Office Supplies	40	50	-	50
Dues, Licenses & Subscriptions	175	175	-	175
Contingencies	$0	$450	-	$450
Total Expenditures	**$ 100,219**	**$ 95,862**	**$ 16,434**	**$ 112,296**
Net Change in Fund Balance	**$ -**	**$ 0**	**$ -**	**$ -**

From: Jesus Lorenzo
Sent: Tuesday, October 20, 2026 10:28 AM
To: Fonseca Financial
Cc: Ashley Cooper; Juliana Duque; Liza E. Smoker
Subject: Re: October 28 CDD Meeting – Supervisor Compensation Review

Good morning, Alex,

I am well, thank you. I hope you are also doing well.
I will be sure to add this matter to next week's meeting agenda.
Please note that, due to the additional bank fees discussed during the FY27 budget meetings, the District is already operating over budget. If the Board is in agreement, the District can retroactively compensate Supervisors for their fees, but only for FY26, as prior fiscal years have been audited and closed.
Please also keep in mind that these reimbursements would be paid by the District and may need to be considered during future budget planning, potentially resulting in an increase to the FY28 budget.
Should you have any questions or concerns, please do not hesitate to contact me. Thank you for your time.

Respectfully,

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

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

From: Fonseca Financial
Sent: Monday, October 19, 2026 6:24 PM
To: Jesus Lorenzo
Subject: October 28 CDD Meeting – Supervisor Compensation Review

Hi Jesus,
I hope you're doing well.
I'd like to request that we add an item under New Business for our October 28 meeting to discuss the reconciliation of previously authorized supervisor compensation.
In reviewing historical records, I located the May 17, 2023 meeting minutes, where the Board approved continuing supervisor compensation at $200 per meeting, up to $4,800 annually. I also noticed that supervisor fees were budgeted in FY2025 and FY2026, although expenditures appear to have been considerably lower than budgeted.
I'd like the Board to have an opportunity to review whether any authorized compensation remains unpaid to current or former supervisors and discuss how those amounts might appropriately be reconciled and addressed.
If possible, could you coordinate with Ashley and District Counsel beforehand to review the historical authorization, payment records, and any restrictions on processing outstanding fees?
My goal is simply to ensure that previously authorized compensation is properly accounted for and that we have a consistent process moving forward.
Please let me know if this would be appropriate for New Business.
Thank you!
Best regards,
Alex

RULES AND REGULATIONS
OF
THE LANDINGS MASTER COMMUNITY ASSOCIATION, INC.

RECITALS AND AUTHORITY

WHEREAS, The Landings Master Community Association, Inc. (the "Association") is a Florida not-for-profit corporation responsible for the administration and operation of The Landings, a residential community located in unincorporated Miami-Dade County, Florida, governed by the Declaration of Covenants, Conditions, and Restrictions of The Landings (the "Declaration") and the Association's Bylaws; and

WHEREAS, Section 6 of the Association's Bylaws and the Declaration authorize the Association, through its Board of Directors (the "Board"), to promulgate rules and regulations governing the use of the Property, Common Areas, and community amenities, as the Board determines to be in the best interests of the community and its Homeowners; and

WHEREAS, the Association is party to a Maintenance Agreement, effective December 2, 2019, with Landings at Miami Community Development District (the "CDD"), pursuant to which the Association maintains certain CDD-owned improvements within the community, including on-site roadways, parks and open space areas, and stormwater management facilities including a 4.18± acre lake (the "CDD Improvements"); and

WHEREAS, the Board finds it necessary and in the best interests of the community to adopt comprehensive, updated Rules and Regulations governing the conduct of all Owners, residents, tenants, guests, and invitees on all Association property and on the CDD Improvements the Association is responsible for maintaining; and

WHEREAS, those provisions of these Rules and Regulations that govern the CDD Improvements are separately proposed to the CDD Board of Supervisors for adoption by reference, so that the Association may enforce a uniform set of conduct standards across the entire community; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of The Landings Master Community Association, Inc. hereby adopts the following Rules and Regulations, effective as of the date set forth above, which supersede and replace all prior rules and regulations of the Association:

ARTICLE I
GENERAL PROVISIONS

Section 2.1. Application and Scope

These Rules and Regulations apply to all Owners, residents, tenants, family members, guests, and invitees on the Property and on the CDD Improvements maintained by the Association. All persons present on the Property or CDD Improvements are deemed to have notice of and to be bound by

these Rules and Regulations. These Rules and Regulations are in addition to, and not in limitation of, the Declaration and Bylaws. In the event of a conflict, the Declaration and Bylaws shall control.

Section 2.2. Compliance with Law

All persons on the Property shall comply with all applicable federal, state, and local laws and ordinances, including but not limited to: the laws of the State of Florida; the Miami-Dade County Code; applicable rules of the South Florida Water Management District; the Fair Housing Act, 42 U.S.C. § 3604; and the Americans with Disabilities Act, 42 U.S.C. § 12101 et seq., as applicable.

Section 2.3. Owner Responsibility

Each Owner is responsible for ensuring that all residents, family members, tenants, guests, and invitees comply with these Rules and Regulations. A violation by any such person shall be deemed a violation by the Owner. Owners who lease their Homes shall provide tenants with a copy of these Rules and Regulations.

Section 2.4. CDD Provisions

Articles V, VI (parking), and those provisions of Article IV addressing the Lake are proposed to the CDD Board of Supervisors for adoption by reference. Upon CDD adoption, such provisions shall apply as CDD rules governing the CDD Improvements and shall be enforceable by the Association as the CDD's maintenance agent, in addition to the Association's independent authority to enforce such rules as to its members.

Section 2.5. Amendment

The Board may amend these Rules and Regulations at any duly noticed meeting of the Board, in accordance with the Association's Bylaws and § 720.303, Florida Statutes. Notice of proposed amendments shall be provided to Owners as required by applicable law and the Association's governing documents.

ARTICLE II
RESIDENTIAL USE AND PROPERTY RESTRICTIONS

Section 3.1. Alterations and Additions

No material alteration, addition, or modification to a Home or Lot, or material change in the exterior appearance thereof, shall be made without the prior written approval of the Architectural Control Committee ("ACC"). This includes, without limitation, changes to landscaping, structures, exterior finishes, driveways, patios, and screened enclosures.

Where a sub-association or neighborhood association, also has architectural or design review authority over any portion of The Landings, approval granted by such sub-association or neighborhood association does not satisfy, substitute for, or waive the requirement for prior written approval from the Association's ACC. Owners must obtain separate, independent approval from the Association's ACC in addition to any approval required by a sub-association. Commencement of work in reliance solely on sub-association or neighborhood association approval, prior to obtaining ACC approval, shall constitute a violation of these Rules and Regulations.

Section 3.2. Nuisances

No nuisance or use or practice that is the source of unreasonable annoyance or that interferes with the peaceful possession and proper use of The Landings shall be permitted. The Board shall determine, in its sole reasonable discretion, what constitutes a nuisance. Nuisances include, without limitation:

(a) Playing loud music or amplified sound audible beyond the boundaries of a Home.

(b) Gatherings that create unreasonable noise or disturbance in front of Homes or on Common Areas.

(c) Any activity or condition that increases the rate of insurance to be paid by the Association.

(d) Any hazardous, offensive, or unsanitary condition on any Home, Lot, or Common Area.

Section 3.3. Discharge of Firearms and Weapons

No firearm, air gun, or other weapon shall be discharged anywhere within The Landings for any purpose, including but not limited to recreational use, target practice, hunting, or pest control. This prohibition applies to all persons on the Property regardless of employment, professional license, or certification. Residents who are current or retired law enforcement officers, security professionals, or military personnel are not exempt from this prohibition in their personal or offduty capacity. Nothing in this provision shall be construed to limit or restrict a law enforcement officer from the lawful discharge of a firearm as required in the performance of law enforcement duties, as otherwise governed by applicable Florida law.

No person shall brandish or exhibit any firearm or weapon in a rude, careless, angry, or threatening manner within the Common Areas or CDD-Owned Areas, consistent with Florida law.

Section 3.4. Fences and Walls

No walls or fences shall be erected or installed without prior written consent of the ACC. No chainlink fencing shall be permitted. Fences are prohibited within the front yard of any Lot.

Section 3.5. Garages

Conversion of any garage is prohibited without ACC approval. Garage doors shall remain closed at all times except during active vehicular or pedestrian access.

Section 3.6. Garbage and Refuse

No outside burning of trash or garbage is permitted. Garbage cans and trash containers shall not be visible from the street or exterior of the Home. Containers shall not be placed outside for pickup earlier than 24 hours before or after the designated garbage collection day or time. Any bulk pick-up items placed in or along any swale require the Owner to schedule pick-up from MiamiDade County the same day items are placed outside, and to notify the Association in writing. Bulk items left on any portion of the Common Areas or CDD Improvements without notice to the Association shall be considered unauthorized dumping and shall subject the Owner to fines and/or legal action.

Section 3.7. Hurricane Shutters

Any hurricane shutters or protective devices visible from the exterior of a Home must be of a type approved in writing by the ACC. Shutters may be closed no earlier than 48 hours prior to the expected arrival of a hurricane and must be opened within 72 hours after the end of a hurricane watch or warning. Shutters shall not remain closed at other times.

Section 3.8. Decorations

No decorative objects including but not limited to birdbaths, wind chimes, figurines, light fixtures, sculptures, statues, weathervanes, or flagpoles shall be installed or placed within the front yard or in a location visible from the street without ACC approval. Holiday lighting and decorations are permitted beginning October 15th and must be removed by January 15th of the following year.

Section 3.9. Artificial Vegetation and Landscaping

No artificial grass, plants, other artificial vegetation, rocks, or landscape devices shall be placed or maintained upon the exterior portion of any Home or Lot without ACC approval. No Owner shall remove soil, change the level of the land, or plant landscaping that permanently alters the drainage of surface water within The Landings without ACC approval.

Section 3.10. Pools

No above-ground pools shall be permitted. In-ground pools, hot tubs, and spas are permitted only with prior written ACC approval. All pools shall be properly maintained and kept clean. Pools are prohibited on Townhome Lots.

Section 3.11. Screened Enclosures

No screened enclosures, for pools, patios, or otherwise, shall be constructed or installed without prior written ACC approval.

Section 3.12. Sports and Recreational Equipment

No recreational, playground, or sports equipment shall be installed or placed on any Lot or Common Area without prior written ACC approval. No basketball backboards shall be permanently attached to a Home. Portable basketball hoops must be stored inside the Home when not in use. All approved equipment shall be located at the rear of the Home or on the interior side of corner Homes, within the applicable setback lines.

Section 3.13. Storage Structures

No temporary or permanent utility shed, storage building, tent, or other accessory structure shall be installed or placed on any Lot or Common Area without prior ACC approval.

Section 3.14. Satellite Dishes and Antennas

No exterior visible antennas, radio masts, towers, poles, aerials, satellite dishes, or similar equipment shall be placed on any Home or Lot without prior written ACC approval, consistent with applicable FCC regulations.

Section 3.15. Window and Wall Air Conditioning Units

No window or wall air conditioning unit may be installed in any window or wall of a Home.

Section 3.16. Standard of Maintenance

All lawns, landscaping, sprinkler systems, structures, fences, and improvements not maintained by the Association shall be maintained by the applicable Owner in good, safe, clean, neat, and attractive condition consistent with the general appearance of The Landings. Each Owner is responsible for maintaining all grass, landscaping, and improvements within any fenced area of their Lot or Home. Owners shall be responsible for root pruning trees within their Lot.

Section 3.17. Commercial Activity

No commercial solicitation shall be permitted within The Landings. No day care center or facility may be operated out of the Home. No garage, yard, or estate sales are permitted without prior Board approval.

Section 3.18. Leases

All leases of Homes are subject to Association approval and the provisions of the Declaration. No Home may be subject to more than two (2) leases in any twelve (12)-month period, regardless of lease term. No lease term shall be less than six (6) months. No transient or short-term rental accommodations (including, without limitation, vacation rental platforms) are permitted. All tenants shall be provided with a copy of these Rules and Regulations by the Owner.

ARTICLE IIV
WATERBODIES, WILDLIFE, AND COMMON AREA USE

Note: *Sections 4.1 through 4.3 govern conduct on or near the CDD-owned Lake and stormwater facilities, which are accessible only through the Common Areas of the Association. These Sections are proposed to the CDD for adoption by reference. All Sections in this Article also apply to any Association-owned waterbodies or water features on the Property.*

Section 4.1. Prohibited Activities in and Around Waterbodies

The following activities are strictly prohibited in, on, or immediately adjacent to any waterbody within or adjacent to The Landings, including the CDD-owned Lake:

1. Swimming, wading, bathing, or any bodily entry into any waterbody.
2. Fishing of any kind within or from the bank or shoreline of any waterbody.
3. Boating, kayaking, paddleboarding, or use of personal watercraft or any other vessel in any waterbody.
4. Feeding of wildlife, including but not limited to fish, ducks, geese, turtles, or alligators.
5. Dumping, discharging, or depositing any refuse, debris, grass clippings, yard waste, chemicals, oils, or other materials into any waterbody or drainage structure.
6. Erection or installation of any private dock, pier, ramp, platform, or structure on or adjacent to any waterbody.
7. Alteration, disturbance, or excavation of any lake bank, shoreline, berm, drainage pipe, catch basin, or other stormwater infrastructure.

Section 4.2. Nature of the Lake; No Public Access

The Lake is a CDD-owned stormwater management and drainage facility, not a recreational amenity, and is accessible only by passing through the Association's private Common Areas. No right of public access to the Lake exists. Unauthorized Persons who access the Lake area are trespassing on private property without the permission of the Association or the CDD. The Association, in coordination with the CDD, is authorized to remove Unauthorized Persons from the Lake area and to pursue trespass proceedings and all other available legal remedies.

The Association shall post and maintain "No Trespassing" and "No Swimming/No Fishing" signage at accessible points to the Lake in compliance with applicable law.

Section 4.3. Wildlife

No wildlife within or adjacent to any waterbody shall be disturbed, harassed, fed, or handled. Interactions with alligators must be immediately reported to the Association and, as appropriate, to the Florida Fish and Wildlife Conservation Commission (FWC) at the Nuisance Alligator Hotline: 1-866-FWC-GATOR.

Section 4.4. Animals and Pets on Common Areas

The following rules apply to all animals and pets on Common Areas and CDD Improvements:

(a) All pets must be kept on a leash at all times on Common Areas and CDD Improvements.

(b) No pet or animal shall be left unattended on Common Areas, balconies, patios, or in any yard. No pet shall be "tied out" on the exterior of a Home or on Common Areas.

(c) Owners and persons walking pets shall immediately clean up and properly dispose of all animal waste.

(d) No animals shall be raised, bred, or kept for commercial purposes within The Landings.

(e) The Board may, in its sole reasonable discretion, restrict specific breeds or species of animals it determines to pose a safety risk to the community.

Section 4.5. Common Area Use

Common Areas are for the exclusive use and benefit of Owners, residents, tenants, and authorized guests. Unauthorized Persons are not permitted on the Common Areas. No Owner, resident, or guest may permit or invite Unauthorized Persons onto Common Areas for the purpose of using any amenity or facility located thereon, including the Lake area. The Association reserves the right to restrict, regulate, and manage access to and use of the Common Areas at any time.

ARTICLE IV
USE OF CDD-OWNED ROADWAYS AND OPEN SPACE AREAS

Note: *This entire Article governs CDD-owned property maintained by the Association and is proposed to the CDD Board of Supervisors for adoption by reference. Adoption by the CDD will allow these provisions to be uniformly enforced by the Association on behalf of the CDD across all community areas.*

Section 5.1. Private Roadways

All on-site roads, streets, and access drives within The Landings are private property owned by the CDD. No general public right of vehicular or pedestrian access exists except as required by law for emergency, utility, or governmental purposes. All persons using the Roadways do so with the permission of the Association, as maintenance agent for the CDD, subject to these Rules and Regulations. Unauthorized Persons who enter the Roadways without lawful purpose are subject to removal and trespass proceedings.

Section 5.2. Parks and Open Space

The parks and open space areas owned by the CDD are available for passive recreational use by Owners, residents, tenants, and their authorized guests. Regardless of public use designation, all persons using District parks and open space are subject to these Rules and Regulations.

Parks and open space areas shall be open at sunrise to sunset, unless hours are otherwise posted by the Association or the CDD.

The following activities are prohibited in CDD parks and open space areas:

1. Swimming, wading, fishing, boating, or use of watercraft in any adjacent waterbody.
2. Discharge of firearms, weapons, fireworks, or other projectile devices.
3. Open flames, bonfires, or use of grills or other burning devices.
4. Unauthorized dumping, littering, or disposal of refuse, debris, or bulk items.
5. Erection of any unauthorized structure, fence, tent, or equipment.
6. Operation of motorized off-road vehicles, all-terrain vehicles, or similar non-street-legal vehicles (other than authorized maintenance or emergency vehicles).
7. Unauthorized commercial activity or solicitation.
8. Any conduct that constitutes a nuisance or interferes with the reasonable enjoyment of others.

Section 5.3. Enforcement on CDD Property

The Association, as maintenance agent for the CDD pursuant to the Maintenance Agreement, is authorized to enforce these Rules and Regulations on all CDD Improvements on behalf of the CDD, as well as to enforce the Association's own rules as against its members for conduct occurring on CDD property. Upon CDD adoption of these Rules and Regulations by reference, the Association shall have dual enforcement authority as both the Association's managing agent and the CDD's designated enforcement agent.

ARTICLE V
VEHICLES AND PARKING

Note: *Sections 6.2 through 6.6 (governing parking on roadways and common area parking spaces) apply primarily to CDD-owned roadways and are proposed to the CDD for adoption by reference. Section 6.1 and the prohibitions on vehicle type and condition (Sections 6.4–6.6) apply to all Property, including Lots and Home driveways.*

Section 6.1. General

All Owners, residents, tenants, guests, and invitees acknowledge that any vehicle parked in violation of these Rules and Regulations may be towed at the vehicle owner's sole expense and risk. The Association shall not be liable to the owner of such vehicle for trespass, conversion, or otherwise by reason of such towing. All persons shall also comply with all parking regulations issued by Miami-Dade County and any other applicable governing authority.

Section 6.2. Parking Requirements - Lots and Driveways

The following rules apply to parking on individual Lots and Home driveways:

(a) Vehicles shall be parked in the garage or driveway and shall not block the sidewalk.

(b) Parking on grass or landscaped areas is prohibited.

(c) No vehicle or vessel shall be parked in a manner that blocks the driveway of any other Home.

(d) All lawn maintenance vehicles and contractor vehicles shall park on the driveway of the Home being serviced and not in the roadway, sidewalk, or swale.

(e) No commercial vehicle of any kind may be stored on the driveway of any Home.

Section 6.3. Parking Requirements - Community Roadways and Common Areas The following rules apply to all parking on CDD Roadways and Association Common Areas:

(a) No vehicle shall be parked in violation of any posted sign.

(b) No vehicles of any nature shall be parked on any portion of the Roadways or Common Areas except in designated surfaced parking areas.

(c) Owners may use guest parking spaces on the Common Areas for no more than twentyfour (24) consecutive hours. Owners may not park in guest parking spaces overnight.

(d) No vehicle that cannot operate under its own power shall remain on the Roadways or Common Areas for more than twenty-four (24) hours unless stored inside a private garage.

(e) No repair or maintenance of vehicles, except emergency repair, shall be performed on Roadways or Common Areas.

(f) No vehicles shall be stored on blocks on any portion of the Property.

Section 6.4. Prohibited Vehicles

The following vehicles are prohibited from being parked or stored on the Property (except within a private enclosed garage):

(a) Commercial vehicles, trucks, or vans larger than one (1) ton capacity (except during active delivery or service).

(b) Limousines, house trailers, and trailers of any type.

(c) Recreational vehicles and campers.

(d) Boats and/or boat trailers.

(e) Vehicles displaying commercial advertising, visible in public view on the Property.

(f) Vehicles bearing a "for sale" sign, visible in public view on the Property.

(g) Any vehicle or vessel used as a domicile or residence.

(h) Tarpaulin-covered vehicles, without prior ACC approval.

For purposes of this Section, the term "commercial vehicle" shall not include: law enforcement vehicles; county or governmental-agency vehicles; or personal pick-up trucks, vans, or passenger vehicles used by an Owner on a daily basis for normal personal transportation, provided they do not display commercial advertising.

Section 6.5. Vehicle Condition and Registration

No vehicle with expired registration, tags, or license plates shall be kept in public view on any portion of the Property. Vehicles shall be maintained in operational condition and in a manner that does not detract from the appearance of the community.

Section 6.6. Towing Authority

Any vehicle parked in violation of these Rules and Regulations is subject to stickering and towing at the vehicle owner's sole risk and expense. Notice of the towing policy has been provided and signage has been or shall be posted on the Property in accordance with § 715.07, F.S., and applicable Miami-Dade County requirements.

ARTICLE VI
ENFORCEMENT AND PENALTIES

Section 7.1. Authority

These Rules and Regulations shall be enforced by the Board in accordance with § 720.305, Florida Statutes, the Declaration, and the Association's Bylaws. For provisions applicable to CDD Improvements (upon CDD adoption by reference), the Association shall also act as the CDD's enforcement agent.

Section 7.2. Violation Notice and Hearing

Prior to imposition of a fine, the Association shall provide the Owner with: (i) written notice specifying the violation; and (ii) a reasonable opportunity to cure, or if not curable within the cure period, to appear before a duly-noticed hearing before the Association's Fining Committee, in accordance with § 720.305(2), Florida Statutes. Fines shall not exceed the amounts permitted by § 720.305, F.S., as amended, without further Board action.

Section 7.3. Fines

The Board may levy fines for violations of these Rules and Regulations in accordance with the Association's adopted fine schedule and consistent with § 720.305, Florida Statutes. Fines may be levied on a continuing per-day basis for ongoing violations. The current fine schedule is:

First Offense: $_____
Second Offense: $_____
Third+ Offense: $_____

Fines shall not exceed $_____ per violation per day, and $1,000.00 in aggregate per violation, consistent with § 720.305(3), F.S.

Section 7.4. Towing

Vehicles in violation of Article VI are subject to towing without prior notice pursuant to Section 6.6 and § 715.07, Florida Statutes.

Section 7.5. Trespass

Unauthorized Persons who access the Property, Common Areas, or CDD Improvements without permission, or who fail to depart upon a lawful request, may be subject to criminal proceedings

for trespass. The Association is authorized to call law enforcement to enforce trespass laws on Association and CDD property.

Section 7.6. Cost Recovery

Any Owner whose violation results in costs to the Association including attorneys' fees, court costs, towing costs, and repair costs shall be liable for all such costs. These amounts may be assessed against the Owner's account and collected in the same manner as other assessments.

Section 7.7. Cumulative Remedies; Non-Waiver

All available remedies are cumulative. Failure to enforce any provision on any particular occasion shall not constitute a waiver. The Association's right to enforce may be exercised at any time, subject to applicable statutes of limitation.

ARTICLE VII
MISCELLANEOUS

Section 8.1. Severability

If any provision of these Rules and Regulations is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Section 8.2. Governing Law

These Rules and Regulations shall be governed by the laws of the State of Florida, including Chapter 720, Florida Statutes, as applicable.

Section 8.3. Effective Date and Prior Rules

These Rules and Regulations are effective as of _____ and supersede all prior rules and regulations of the Association, including the Association's Rules and Regulations dated October 24, 2023, and the separate Parking Rules and Regulations previously adopted.

CERTIFICATION OF ADOPTION

The undersigned, being the duly authorized officers of The Landings Master Community Association, Inc., hereby certify that the foregoing Rules and Regulations were duly adopted by the Board of Directors at a meeting held on the date below.

By: _____

Name: _____

Title: President, Board of Directors

Date: _____

Attest:

By: _____

Name: _____

Title: Secretary, Board of Directors

FORD ENGINEERS

September 15th, 2026

Landings at Miami Community Development District
c/o District Manager: Governmental Management Services - SF
Attention: Jesus Lorenzo
5385 N. Nob Hill Road
Sunrise, Florida 33351

RE: Landings at Miami CDD – Annual Engineer's Report

Dear Mr. Lorenzo,

Ford Engineers, Inc (FEI) was asked to prepare a Consulting Engineer's Report per Section 9.21 of the Master Trust Indenture for the Landings at Miami CDD. The scope of work for this report included the following:

- Inspect and report findings as to whether portions of the project currently owned by the District have been maintained in good repair, working order and condition.
- Recommendations as to funds (estimated) necessary for proper maintenance, repair and operation of the District infrastructure as/if required.

Ford Engineers visited the site on July 16th, 2026, and observed and photographed the infrastructure improvements that are currently owned by the District. Improvements that are currently owned by the District consist of twenty-five (25) landscape tracts, four (4) common area tracts, two (2) parks, one (1) playground, one (1) storm water management area, one (1) ingress/egress tract, and one (1) private road tract (see Exhibit A). Below are our findings:

1. Landscaping tracts (Tracts B through Q and Tracts W through E1) and common area tracts (Tracts H1 through K1) appear to be well-maintained (see Exhibit B). Grass areas adjacent to private lots and roadways within the District appear well-groomed with no invasive plants or weeds interspersed among them.

2. Park tracts (Tracts R and S) and playground Tract V appear to be well-maintained (see Exhibit B). Trees, shrubs, and small plants around the jogging paths and walkways appear to have been recently mown, hedges and shrubs trimmed, and there are no undesirable weeds or overgrown areas.

3. The storm water management area (Tract T) appears in good condition and to be well-maintained (see Exhibit B). Grass along the lake banks appeared to have been recently mowed and there was no evidence of slope destabilization or settling. Lake banks and sodding appear to be in good condition and have been properly maintained. The drainage outfall control structures appeared in good condition, and all manhole covers were in place. No blocked or clogged pipes were observed, and the concrete headwalls were free of damage.

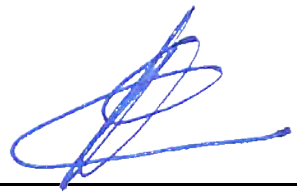
4. The ingress/egress Tract G1 and roadway Tract A appeared in good condition (see Exhibit B). Inlets appeared free of debris, pavement markings and traffic signs appeared in good condition. No potholes or cracked asphalt were visible. All traffic control signs appeared upright and in place.

The cleaning and maintenance of outfall drainage structures should be done more frequently than the drainage system located within residential roadways and common areas. On average, the outfall structures and pipes should be cleaned and have debris removed three to four times a year. The mowing of the lake banks should follow the regular frequency related to landscaping maintenance. On average, similar maintenance follows a monthly schedule but can fluctuate due to seasonal rain conditions. The drainage structures and pipes located in parks and common areas should be cleaned and the debris removed at least once every year.

The Landings Master Community Association is the entity responsible for the maintenance of the above District Infrastructure. As these portions of the project described in this report appear to be well maintained and in good condition, we do not see any reason for a change in the maintenance budget for the Landings Master Community Association.

If you have any questions or require any additional information, please advise.

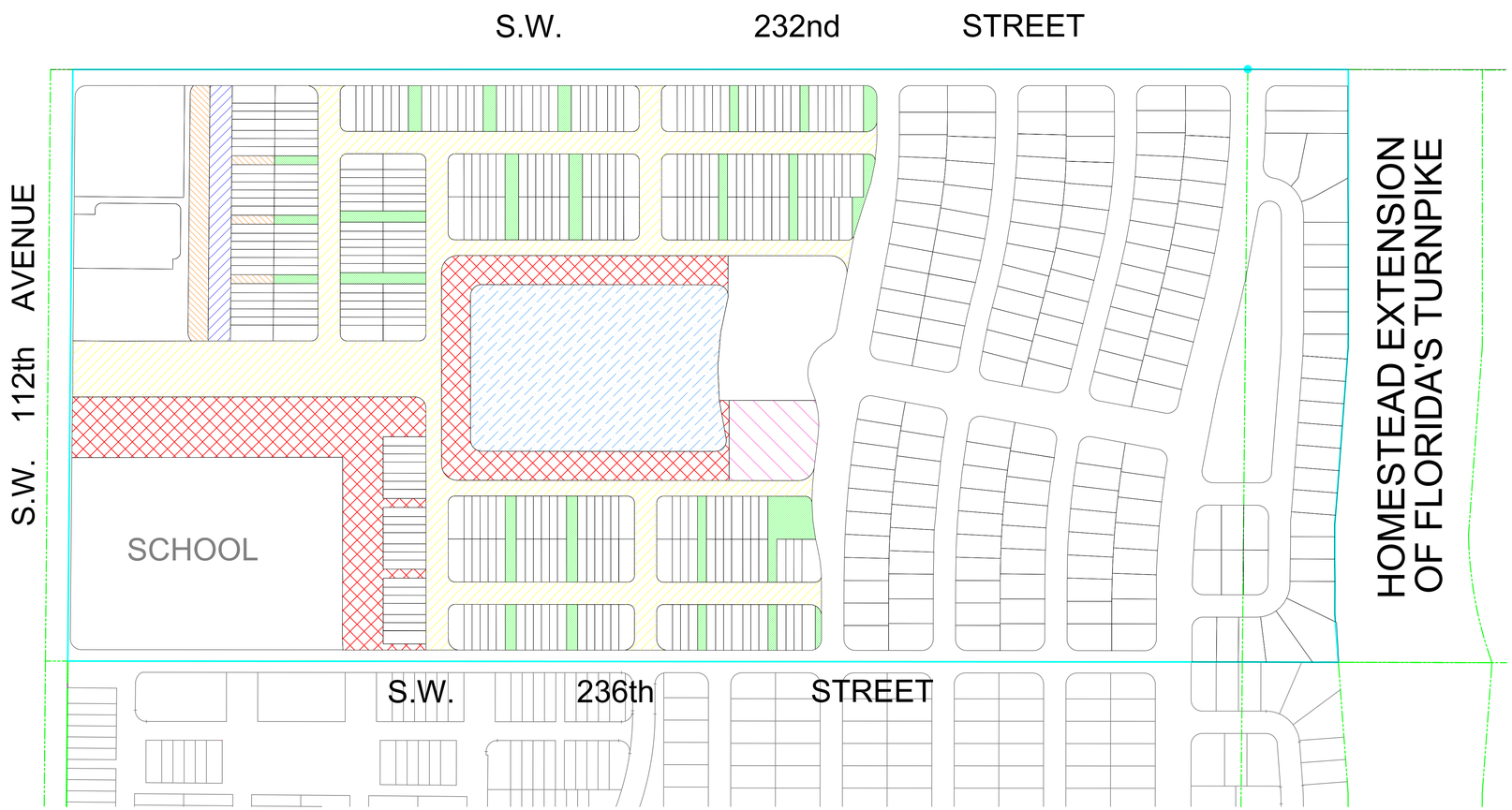
Sincerely,
FORD ENGINEERS, INC.
By:



Manuel Echezarreta, P.E.

President

LANDINGS AT MIAMI CDD
OWNERSHIP PLAN



PLAT NAME (PB/PG)	TRACT	DESCRIPTION	FOLIO NO:
MC RESIDENTIAL (172/93)	A	PRIVATE ROAD	30-6019-021-4690
MC RESIDENTIAL (172/93)	B	LANDSCAPE	30-6019-021-4700
MC RESIDENTIAL (172/93)	C	LANDSCAPE	30-6019-021-4710
MC RESIDENTIAL (172/93)	D	LANDSCAPE	30-6019-021-4720
MC RESIDENTIAL (172/93)	E	LANDSCAPE	30-6019-021-4730
MC RESIDENTIAL (172/93)	F	LANDSCAPE	30-6019-021-4740
MC RESIDENTIAL (172/93)	G	LANDSCAPE	30-6019-021-4750
MC RESIDENTIAL (172/93)	H	LANDSCAPE	30-6019-021-4760
MC RESIDENTIAL (172/93)	I	LANDSCAPE	30-6019-021-4770
MC RESIDENTIAL (172/93)	J	LANDSCAPE	30-6019-021-4780
MC RESIDENTIAL (172/93)	K	LANDSCAPE	30-6019-021-4790
MC RESIDENTIAL (172/93)	L	LANDSCAPE	30-6019-021-4800
MC RESIDENTIAL (172/93)	M	LANDSCAPE	30-6019-021-4810
MC RESIDENTIAL (172/93)	N	LANDSCAPE	30-6019-021-4820
MC RESIDENTIAL (172/93)	O	LANDSCAPE	30-6019-021-4830
MC RESIDENTIAL (172/93)	P	LANDSCAPE	30-6019-021-4840
MC RESIDENTIAL (172/93)	Q	LANDSCAPE	30-6019-021-4850
MC RESIDENTIAL (172/93)	R	PARK	30-6019-021-4860

PLAT NAME (PB/PG)	TRACT	DESCRIPTION	FOLIO NO:
MC RESIDENTIAL (172/93)	S	PARK	30-6019-021-4870
MC RESIDENTIAL (172/93)	T	LAKE	30-6019-021-4880
MC RESIDENTIAL (172/93)	V	PLAY GROUND	30-6019-021-4900
MC RESIDENTIAL (172/93)	W	LANDSCAPE	30-6019-021-4910
MC RESIDENTIAL (172/93)	X	LANDSCAPE	30-6019-021-4920
MC RESIDENTIAL (172/93)	Y	LANDSCAPE	30-6019-021-4930
MC RESIDENTIAL (172/93)	Z	LANDSCAPE	30-6019-021-4940
MC RESIDENTIAL (172/93)	A1	LANDSCAPE	30-6019-021-4950
MC RESIDENTIAL (172/93)	B1	LANDSCAPE	30-6019-021-4960
MC RESIDENTIAL (172/93)	C1	LANDSCAPE	30-6019-021-4970
MC RESIDENTIAL (172/93)	D1	LANDSCAPE	30-6019-021-4980
MC RESIDENTIAL (172/93)	E1	LANDSCAPE	30-6019-021-4990
MC RESIDENTIAL FIRST ADDITION (175/3)	G1	INGRESS/EGRESS	30-6019-024-0260
MC RESIDENTIAL FIRST ADDITION (175/3)	H1	COMMON AREAS	30-6019-024-0270
MC RESIDENTIAL FIRST ADDITION (175/3)	I1	COMMON AREAS	30-6019-024-0280
MC RESIDENTIAL FIRST ADDITION (175/3)	J1	COMMON AREAS	30-6019-024-0290
MC RESIDENTIAL FIRST ADDITION (175/3)	K1	COMMON AREAS	30-6019-024-0300

FORD ENGINEERS, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF FORD ENGINEERS, INC. AND WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY OWNER OR OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD ENGINEERS, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.

LANDINGS AT MIAM CDD

TYPE OF PROJECT: CDD OWNERSHIP PLAN

SHEET NAME: OWNERSHIP PLAN

CLIENT: GOVERNMENTAL MANAGEMENT SERVICES - SF, LLC

CLIENT ADDRESS: 5385 N. NOB HILL ROAD SUNRISE, FL 33351

PROJECT LOCATION: SECTION 18-56-40 AND SECTION 20-56-40 MIAMI DADE, FLORIDA

SCALE: 1" = 150'

DRAWN BY: G.G.

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: 07-07-2022

PROJECT No: 17-030

EXHIBIT: A

1 of 1 SHEETS

EXHIBIT "B"

VPGI Consulting
8724 SW 72 St #41
Miami Florida 33173
United States

Project: LANDINGS AT MIAMI CDD
Report date: 16 Jul 2026 1:56 pm
Generated by: Valentin Prieto
Email: val@vpgiconsulting.com

FORD ENGINEERS

LANDINGS AT MIAMI CDD PRELIMINARY
JULY 2026

REPORT DETAILS
Capture date: 16 Jul 2026
Captured by: Valentin Prieto

CONTENTS
Report items: 21
Photos: 22

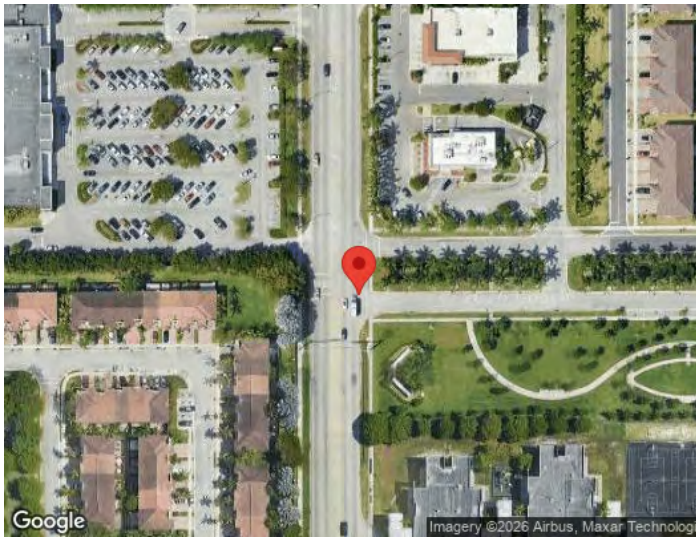
View online

Item 1 ID: A047

Folder: New folder

16 Jul 2026



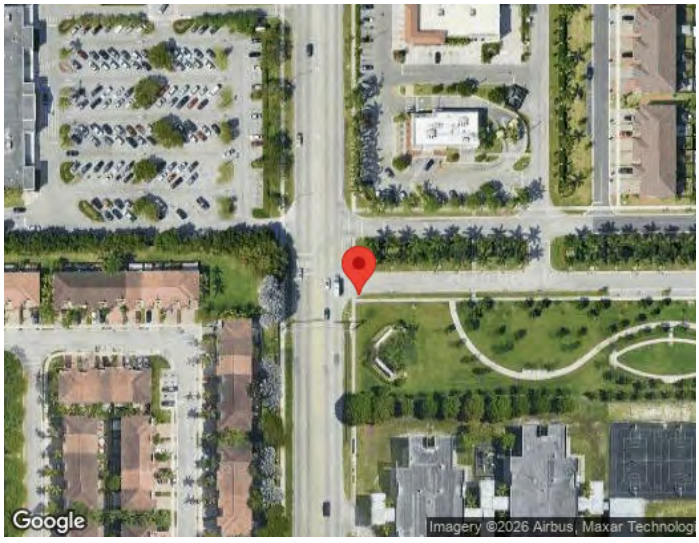


Item 2 ID: A046

Folder: New folder

16 Jul 2026



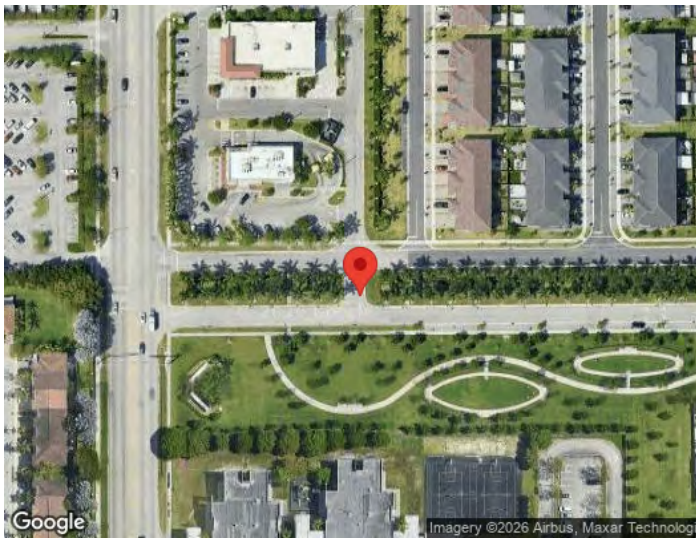


Item 3 ID: A045

Folder: New folder

16 Jul 2026



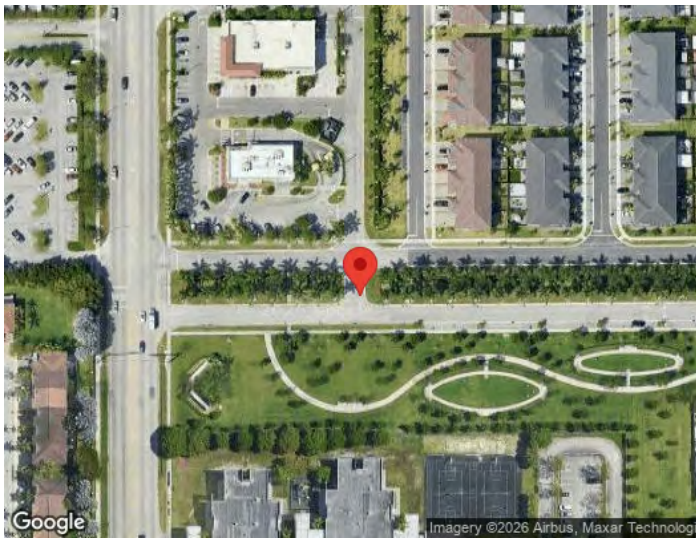


Item 4 ID: A044

Folder: New folder

16 Jul 2026



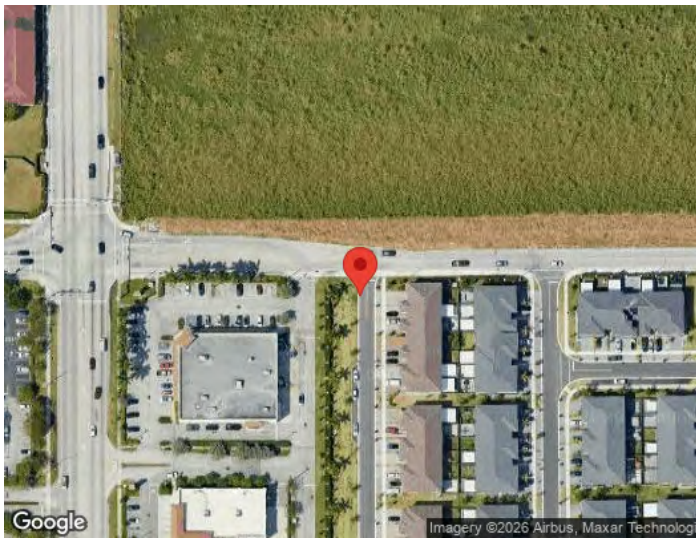


Item 5 ID: A043

Folder: New folder

16 Jul 2026



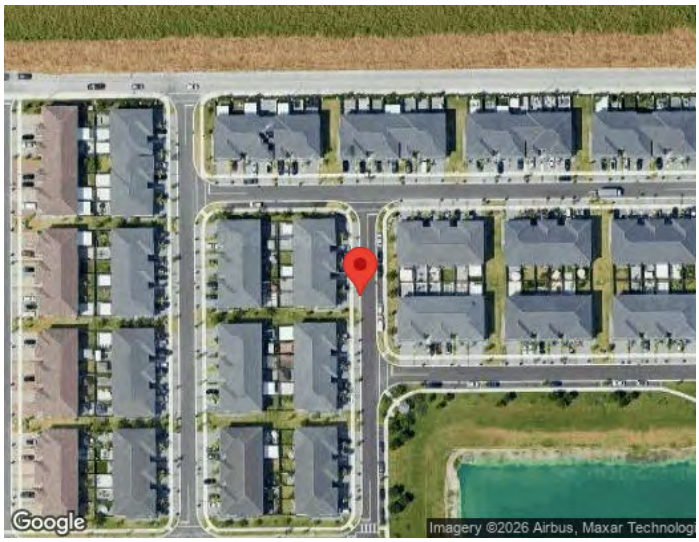


Item 6 ID: A042

Folder: New folder

16 Jul 2026



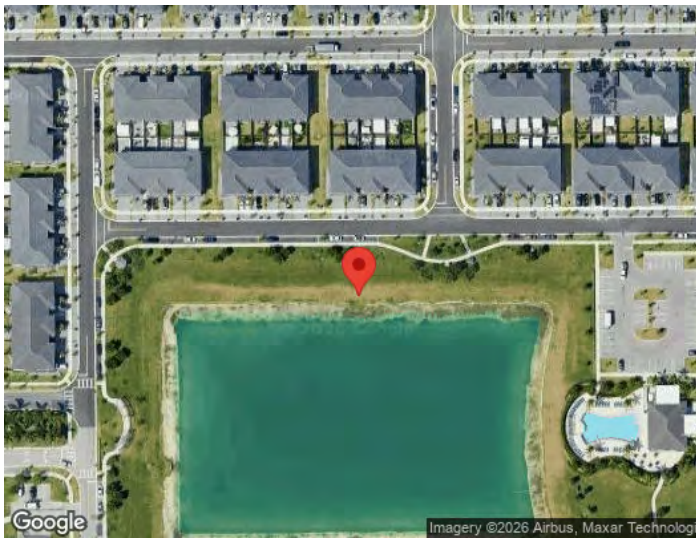


Item 7 ID: A041

Folder: New folder

16 Jul 2026



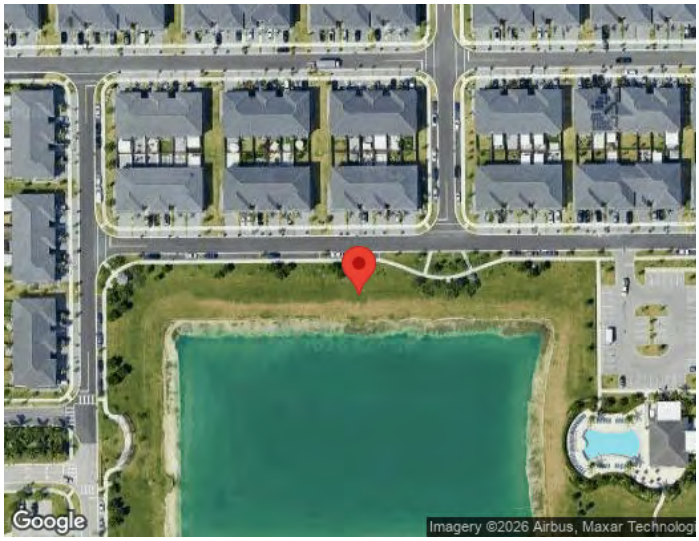


Item 8 ID: A040

Folder: New folder

16 Jul 2026



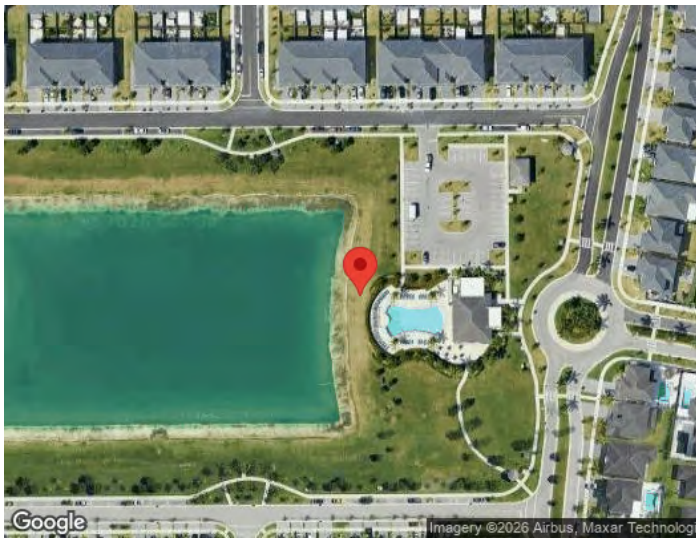


Item 9 ID: A039

Folder: New folder

16 Jul 2026



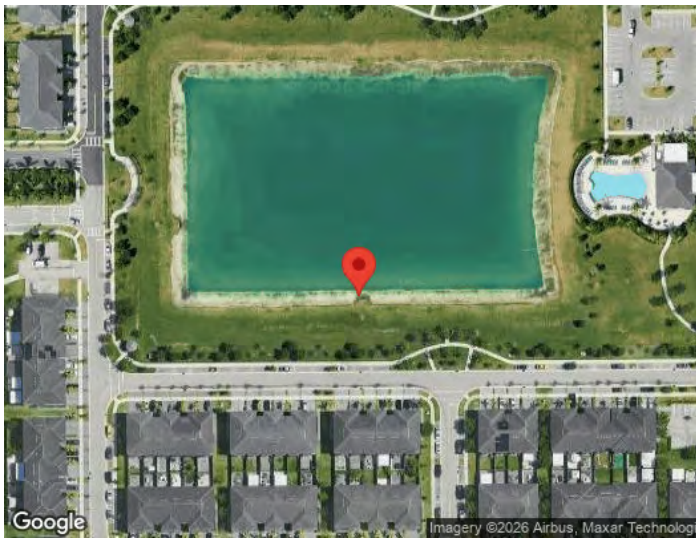


Item 10 ID: A038

Folder: New folder

16 Jul 2026



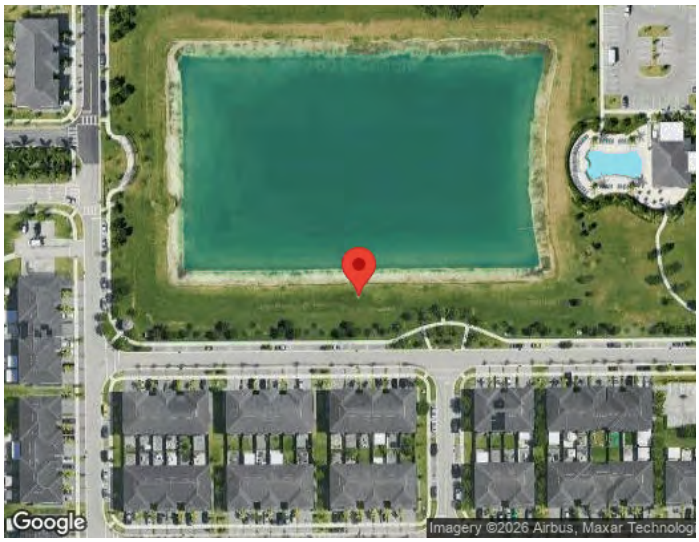


Item 11 ID: A037

Folder: New folder

16 Jul 2026



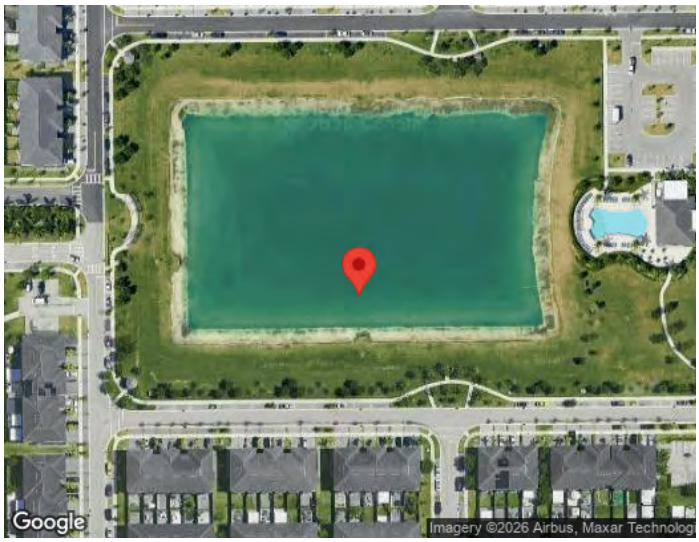


Item 12 ID: A036

Folder: New folder

16 Jul 2026



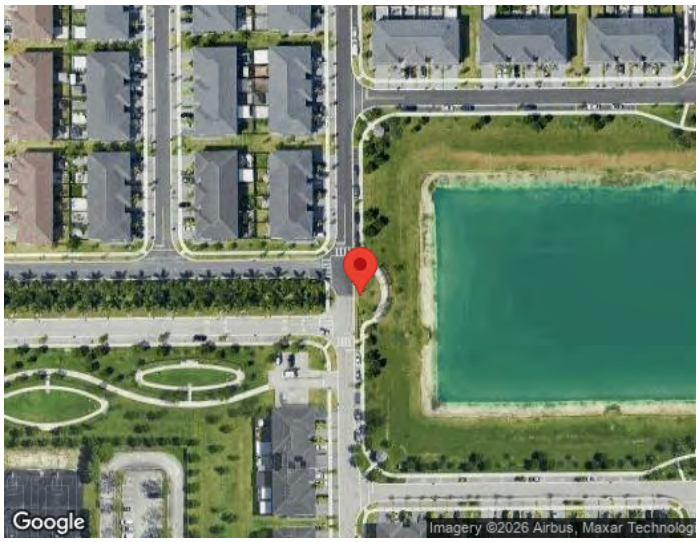


Item 13 ID: A035

Folder: New folder

16 Jul 2026



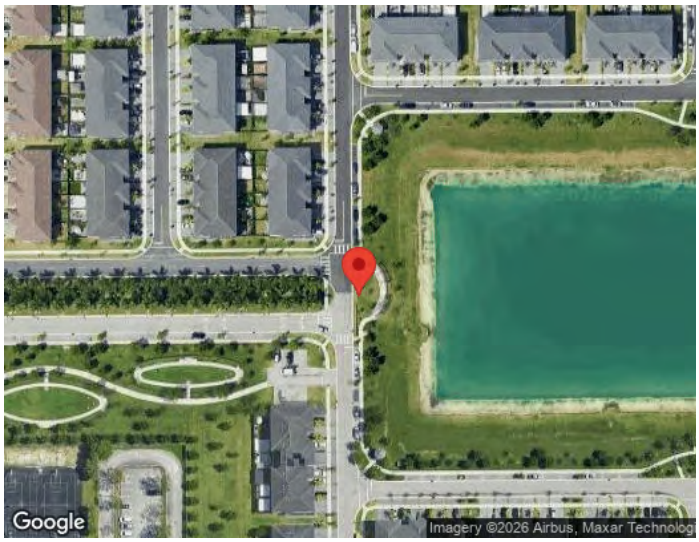


Item 14 ID: A034

Folder: New folder

16 Jul 2026



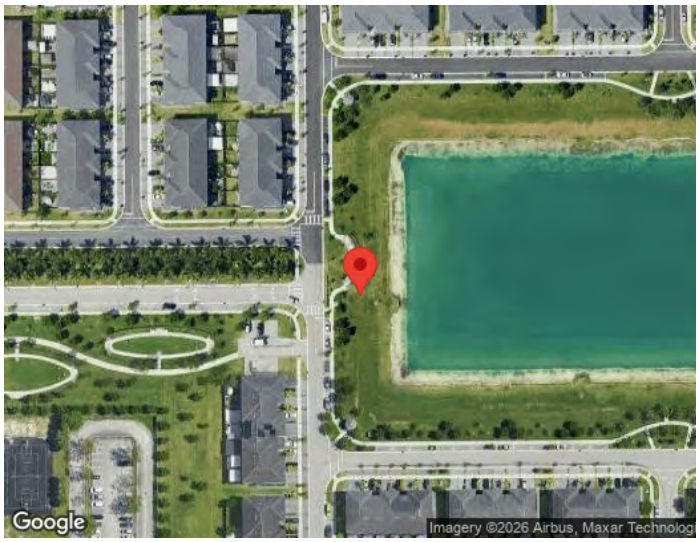


Item 15 ID: A033

Folder: New folder

16 Jul 2026



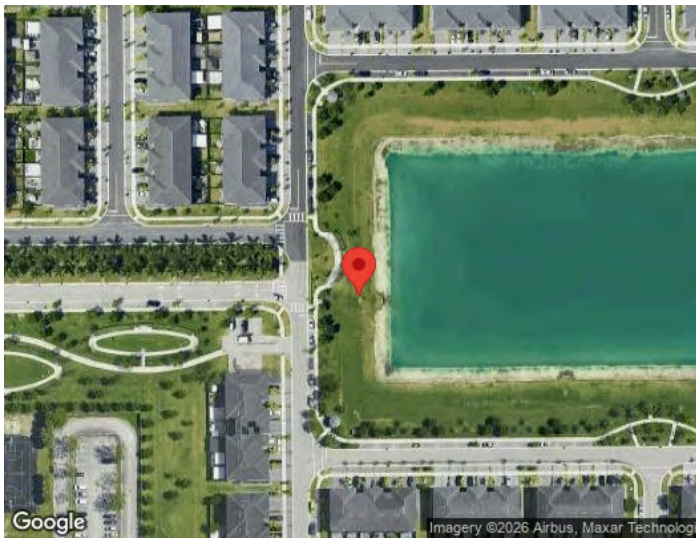


Item 16 ID: A032

Folder: New folder

16 Jul 2026



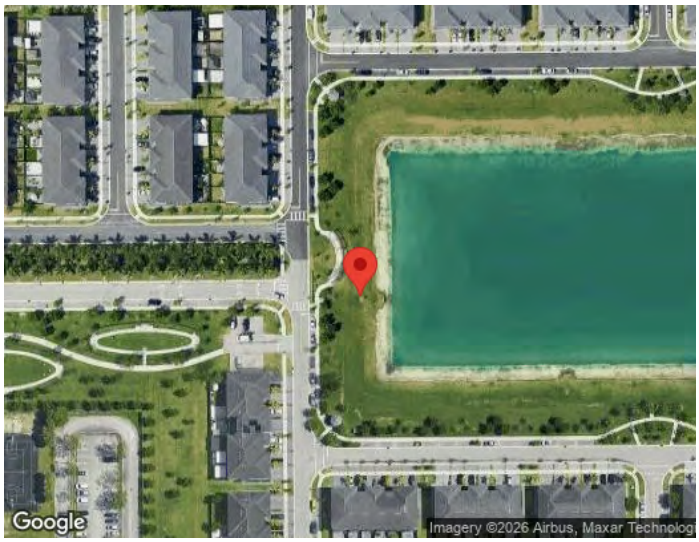


Item 17 ID: A031

Folder: New folder

16 Jul 2026



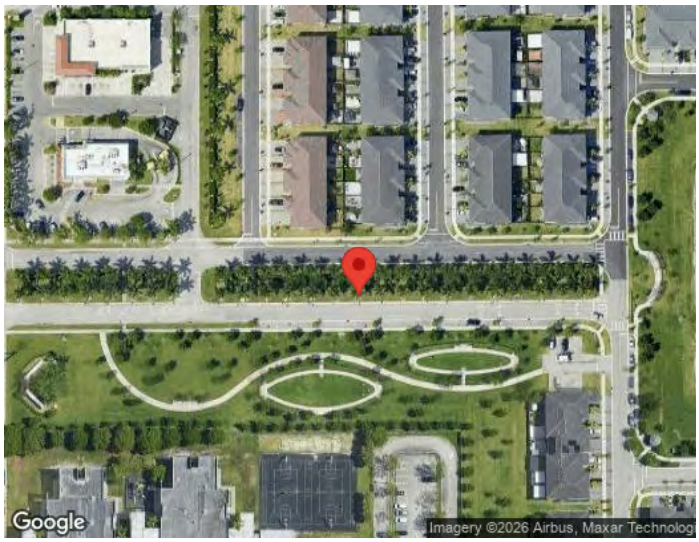


Item 18 ID: A030

Folder: New folder

16 Jul 2026





Item 19 ID: A029

Folder: New folder

16 Jul 2026





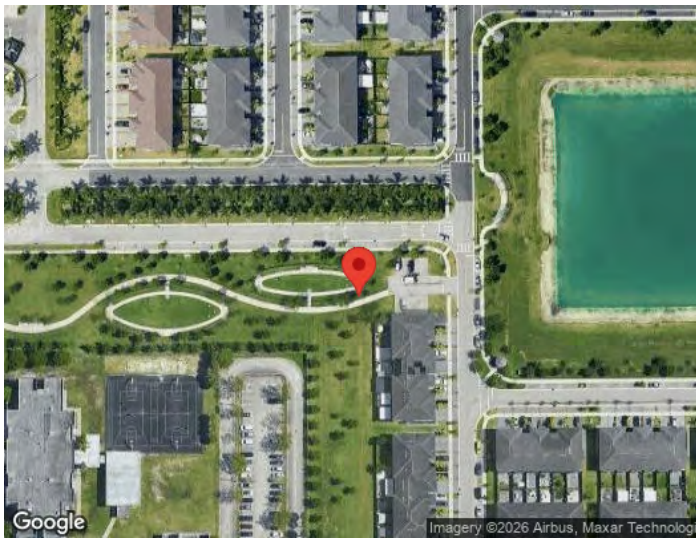


Item 20 ID: A028

Folder: New folder

16 Jul 2026



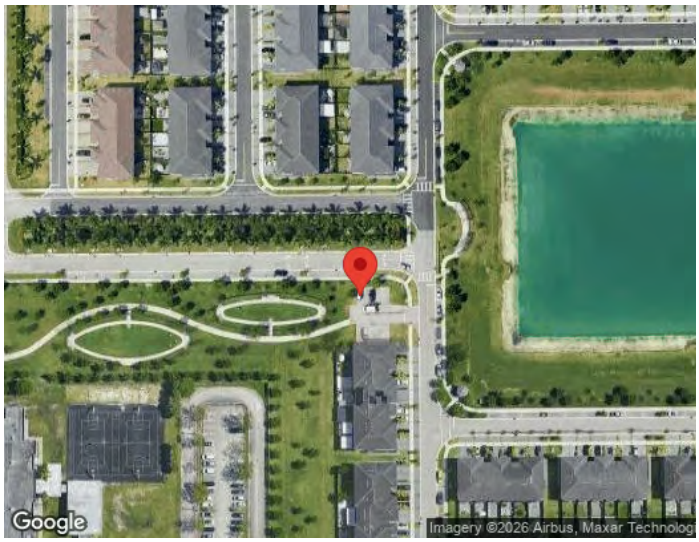


Item 21 ID: A027

Folder: New folder

16 Jul 2026





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 (954) 721-8681 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

Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

This final report is submitted in compliance with legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2026:

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

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements. The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2026, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of significant projects such as the Lake Restoration efforts and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Jesus Lorenzo
District Manager
GMS-SF

LANDINGS AT MIAMI
COMMUNITY DEVELOPMENT DISTRICT
2025-2026 FINAL REPORT –
PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives, and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Landings at Miami Community Development District
Performance Measures & Standards – Annual Report
Reporting Period: October 1, 2025 – September 30, 2026

---

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance
The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the fourth Wednesday of the month
at 6:00 PM at the Landings Clubhouse
23398 SW 108th Court
Miami, FL 33032

Meeting Dates:
October 22, 2025 – Held
November 19, 2025 – Cancelled
December 17, 2025 – Cancelled
January 28, 2026 – Cancelled
February 25, 2026 – Cancelled
March 25, 2026 – Cancelled
April 22, 2026 – Held
May 27, 2026 – Cancelled
June 24, 2026 – Cancelled
July 22, 2026 – Held
August 26, 2026 – Cancelled
September 23, 2026 – Cancelled
Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance
All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.
Result: Standard achieved.

Goal 1.3: Access to Records Compliance
Monthly website reviews were performed, and minutes and public records remain current and available.
Result: Standard achieved.

Jesus Lorenzo
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections
Management conducted site inspections per the District Management Services Agreement. All operation and maintenance services of the District are managed by the Landings Master Community Homeowners Association pursuant to the agreement.
Result: Standard achieved.

Goal 2.2: District Engineer Inspections
The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.
Result: Standard achieved.

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation
The proposed FY2026 budget was approved before June 15, and the final adopted before September 30, with both posted online.
Result: Standard achieved.

Goal 3.2: Financial Reports
The District website includes the latest annual audit, current budget, and financials as required.
Result: Standard achieved.

Goal 3.3: Annual Financial Audit
The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.
Result: Standard achieved.

Overall Determination
The Landings at Miami Community Development District met all Performance Measures and Standards for Fiscal Year 2025-2026. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Jesus Lorenzo
District Manager
GMS-SF

Chair/Vice Chair: _____ Date: _____
Print Name: _____
Landings at Miami Community Development District

District Manager: _____ Date: _____
Print Name: _____
Landings at Miami Community Development District

Jesus Lorenzo
District Manager
GMS-SF

Memorandum

To: **Landings at Miami Board of Supervisors**

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

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

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

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

Jesus Lorenzo
District Manager
GMS-SF

LANDINGS AT MIAMI COMMUNITY DEVELOPMENT DISTRICT 2026-2027 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A:
Goals, Objectives and Annual Reporting Form



Jesus Lorenzo
District Manager
GMS-SF

Landings at Miami Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

Jesus Lorenzo
District Manager
GMS-SF

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Jesus Lorenzo
District Manager
GMS-SF

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Landings at Miami Community Development District

District Manager:_____ Date:_____
Print Name:_____
Landings at Miami Community Development District

Jesus Lorenzo
District Manager
GMS-SF

Landings at Miami
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
07/01/26 - 09/30/26

Date	*Check #'s*		*Amount*
07/01/26 - 07/31/26	407-410	$	10,224.68
08/01/26 - 08/31/26	411-412	$	4,451.07
09/01/26 - 09/30/26	413-414	$	3,580.95
	TOTAL	**$**	**18,256.70**

*** CHECK DATES 07/01/2026 - 09/30/2026 *** 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 #
7/09/26	00003	6/30/26	199540	202606	310-51300-31500		*	569.00		
			JUN 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			569.00	000407
7/09/26	00001	7/01/26	117	202607	310-51300-34000		*	2,739.33		
			JUL 26 - MGMT FEES							
		7/01/26	117	202607	310-51300-31300		*	238.50		
			JUL 26 - DISSEMINATION							
		7/01/26	117	202607	310-51300-49500		*	100.00		
			JUL 26 - WEBSITE ADMIN							
		7/01/26	117	202607	310-51300-42000		*	1.48		
			JUL 26 - POSTAGE							
						GMS-SF, LLC			3,079.31	000408
7/09/26	00011	7/09/26	07092026	202607	300-20700-10000		*	6,246.56		
			TRANSFER OF TAX RECEIPTS							
						LANDINGS AT MIAMI CDD			6,246.56	000409
7/09/26	00016	7/09/26	07092026	202607	300-20700-10000		*	329.81		
			TRANSFER OF TAX RECEIPTS							
						LANDINGS AT MIAMI CDD			329.81	000410
8/13/26	00003	7/31/26	199981	202607	310-51300-31500		*	1,372.50		
			JUL 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			1,372.50	000411
8/13/26	00001	8/01/26	118	202608	310-51300-34000		*	2,739.33		
			AUG 26 - MGMT FEES							
		8/01/26	118	202608	310-51300-31300		*	238.50		
			AUG 26 - DISSEMINATION							
		8/01/26	118	202608	310-51300-49500		*	100.00		
			AUG 26 - WEBSITE ADMIN							
		8/01/26	118	202608	310-51300-42000		*	.74		
			AUG 26 - POSTAGE							
						GMS-SF, LLC			3,078.57	000412
9/15/26	00003	8/31/26	200463	202608	310-51300-31500		*	500.00		
			AUG 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			500.00	000413
9/15/26	00001	9/01/26	119	202609	310-51300-34000		*	2,739.33		
			SEP 26 - MGMT FEES							
		9/01/26	119	202609	310-51300-31300		*	238.50		
			SEP 26 - DISSEMINATION							
		9/01/26	119	202609	310-51300-49500		*	100.00		
			SEP 26 - WEBSITE ADMIN							

*** CHECK DATES 07/01/2026 - 09/30/2026 *** 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	#
		9/01/26	119	202609	310	51300-42000				*	3.12		
			SEP 26 - POSTAGE										
									GMS-SF, LLC			3,080.95	000414

TOTAL FOR BANK A 18,256.70

TOTAL FOR REGISTER 18,256.70

Landings at Miami

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

1 Balance Sheet

2 General Fund

3 Debt Service Fund Series 2018

4 Debt Service Fund Series 2020

5 Month to Month

6 Long Term Debt Report

7 Assessment Receipt Schedule

Landings at Miami

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Funds	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 4,149	$ -	$ 4,149
Assessments Receivable	26	-	26
Investments:			
State Board of Administration	106,093	-	106,093
Series 2018			
Reserve	-	365,431	365,431
Revenue	-	722,064	722,064
Series 2020			
Reserve	-	5,089	5,089
Revenue	-	59,580	59,580
Prepayment	-	319	319
Total Assets	**$ 110,267**	**$ 1,152,484**	**$ 1,262,752**
Liabilities:			
Accounts Payable	$ 1,340	$ -	$ 1,340
Total Liabilites	**$ 1,340**	**$ -**	**$ 1,340**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 1,152,484	$ 1,152,484
Unassigned	108,927	-	108,927
Total Fund Balances	**$ 108,927**	**$ 1,152,484**	**$ 1,261,412**
Total Liabilities & Fund Balance	$ 110,267	$ 1,152,484	$ 1,262,752

Landings at Miami

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 82,448	$ 82,448	$ 82,706	$ 258
Interest Income	2,700	2,700	4,791	2,091
Total Revenues	**$ 85,148**	**$ 85,148**	**$ 87,497**	**$ 2,348**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 3,000	$ 3,000	$ 1,600	$ 1,400
PR-FICA	230	230	122	107
Engineering	5,000	5,000	840	4,160
Attorney Fees	14,000	14,000	9,372	4,628
Annual Audit	4,500	4,500	3,570	930
Assessment Roll	2,000	2,000	2,000	-
Arbitrage Rebate	1,100	1,100	550	550
Dissemination Agent	2,862	2,862	2,862	0
Trustee Fees	4,500	4,500	23,569	(19,069)
Management Fees	32,872	32,872	32,872	0
Telephone	25	25	-	25
Website Maintenance	1,200	1,200	1,200	-
Postage & Delivery	350	350	758	(408)
Insurance General Liability	20,691	20,691	19,094	1,597
Printing & Binding	358	358	8	350
Legal Advertising	1,500	1,500	481	1,019
Other Current Charges	1,000	1,000	1,106	(106)
Office Supplies	50	50	40	10
Dues, Licenses & Subscriptions	175	175	175	-
Contingencies	450	450	-	450
Total Expenditures	**$ 95,862**	**$ 95,862**	**$ 100,219**	**$ (4,357)**
Excess (Deficiency) of Revenues over Expenditures	$ (10,714)	$ (10,714)	$ (12,722)	$ (2,008)
Net Change in Fund Balance	**$ (10,714)**	**$ (10,714)**	**$ (12,722)**	**$ (2,008)**
Fund Balance - Beginning	$ 10,714		$ 121,650	
Fund Balance - Ending	$ -		$ 108,927	

Landings at Miami

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 730,861	$ 730,861	$ 732,716	$ 1,855
Interest Income	10,000	10,000	38,891	28,891
Total Revenues	**$ 740,861**	**$ 740,861**	**$ 771,607**	**$ 30,745**
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	$ 50,897	$ 30,745
Net Change in Fund Balance	**$ 20,152**	**$ 20,152**	**$ 50,897**	**$ 30,745**
Fund Balance - Beginning	$ 671,487		$ 1,036,598	
Fund Balance - Ending	$ 691,639		$ 1,087,495	

Landings at Miami

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - On Roll	$ 38,588	$ 38,588	$ 38,686	$ 98
Interest Income	1,000	1,000	2,297	1,297
Total Revenues	**$ 39,588**	**$ 39,588**	**$ 40,983**	**$ 1,395**
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	$ 2,714	$ 1,395
Net Change in Fund Balance	**$ 1,319**	**$ 1,319**	**$ 2,714**	**$ 1,395**
Fund Balance - Beginning	$ 57,074		$ 62,275	
Fund Balance - Ending	$ 58,393		$ 64,989	

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	$ -	$ -	$ 26	$ 82,706
Interest Income	354	312	382	494	420	465	453	442	376	375	368	349	4,791
Total Revenues	**$ 354**	**$ 2,988**	**$ 78,074**	**$ 1,081**	**$ 816**	**$ 665**	**$ 880**	**$ 605**	**$ 916**	**$ 375**	**$ 368**	**$ 375**	**$ 87,497**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 200	$ 200	$ -	$ -	$ -	$ -	$ 600	$ -	$ -	$ 600	$ -	$ -	$ 1,600
PR-FICA	15	15	-	-	-	-	46	-	-	46	-	-	122
Engineering	-	-	-	-	-	-	-	-	-	-	840	-	840
Attorney Fees	1,367	500	570	500	500	695	1,800	500	569	1,373	500	500	9,372
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	239	239	239	2,862
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	2,739	2,739	2,739	32,872
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Postage & Delivery	1	1	2	1	1	7	2	1	736	1	1	3	758
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	133	81	96	1,106
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**	**$ 5,231**	**$ 4,499**	**$ 3,677**	**$ 100,219**
Excess (Deficiency) of Revenues over Expe	$ (29,900)	$ (928)	$ 74,336	$ (6,618)	$ (6,948)	$ (3,200)	$ (19,961)	$ (3,599)	$ (3,615)	$ (4,856)	$ (4,132)	$ (3,302)	$ (12,722)
Net Change in Fund Balance	**$ (29,900)**	**$ (928)**	**$ 74,336**	**$ (6,618)**	**$ (6,948)**	**$ (3,200)**	**$ (19,961)**	**$ (3,599)**	**$ (3,615)**	**$ (4,856)**	**$ (4,132)**	**$ (3,302)**	**$ (12,722)**

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	$5,089.35	
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
09/30/26	-	-	-	25.60	25.60	25.60	-	-	25.60
TOTAL	**$ 896,733.90**	**$ 34,923.67**	**$ 8,618.10**	**$ 915.85**	**$ 854,107.98**	**$ 82,706.27**	**$ 732,716.19**	**$ 38,685.52**	**$ 854,107.98**

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