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Memorandum

To: Board of Supervisors

From: District Management

Date: October 1st, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form



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District Manager
GMS-SF

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

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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.

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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.

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District Manager
GMS-SF

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Chair/Vice Chair: Signed by: Nathalia Jirón 5ABB3E9CD8F34D2... Date: 2026-11-16

Print Name: Nathalia Jirón

Landings at Miami Community Development District

District Manager: Signed by: Jesus Lorenzo 37A95D3C74B947D... Date: 2026-11-02

Print Name: Jesus Lorenzo

Landings at Miami Community Development District

Jesus Lorenzo
District Manager
GMS-SF

Certificate Of Completion

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Jesus Lorenzo jlorenzo@gmssf.com District Manager Security Level: Email, Account Authentication (None)	Signed by: Jesus Lorenzo 37A95D3C74B947D... Signature Adoption: Pre-selected Style Using IP Address: 2603:3020:104e:4100:390a:1b1f:d40a:edbb	Sent: 11/2/2026 1:13:41 PM Viewed: 11/2/2026 1:16:25 PM Signed: 11/2/2026 1:16:37 PM
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Nathalia Jirón njironcdd@gmail.com Security Level: Email, Account Authentication (None)	Signed by: Nathalia Jirón 5ABB3E9CD8F34D2... Signature Adoption: Pre-selected Style Using IP Address: 2600:382:55c2:5d7c:29af:5920:7047:8d1f	Sent: 11/2/2026 1:13:40 PM Resent: 11/3/2026 10:28:41 AM Resent: 11/10/2026 9:06:13 AM Resent: 11/12/2026 6:55:11 AM Viewed: 11/16/2026 5:57:01 AM Signed: 11/16/2026 5:57:18 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	11/16/2026 5:57:18 AM
Completed	Security Checked	11/16/2026 5:57:18 AM

Payment Events	Status	Timestamps