

LANDMARK AT DORAL

**COMMUNITY DEVELOPMENT
DISTRICT**

November 19, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Landmark at Doral Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

<https://landmarkatdoralcdd.net/>

November 12, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Landmark at Doral Community Development District

Dear Board Members:

The Board of Supervisors of the Landmark at Doral Community Development District will hold a Regular Meeting on November 19, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [Non-Agenda Items]
3. Discussion/Consideration
 - A. Landscape, Walkway, White Pole and Ground Accent Spot Lights Throughout CDD
 - B. First Choice Electrical of Miami, Corp. Proposal No. 2025-185 [Main Entrance Fountains Electrical Repairs]
 - Engineer's Response Regarding Possible Insurance Adjustment
 - C. Conveyance Mailbox Kiosk #4 Withdraw
 - D. Speedbumps Request at 105th Court
 - E. Field Operations Part-Time Liaison [Cost Share with HOA]
 - F. The Pressure Cleaning Man, Inc. Estimate 4009 [FY27 Pressure Cleaning for Sidewalks/Curbs/Swales \$21,250.00]
4. Presentation of Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Basic Financial Statements for the Fiscal Year Ended September 30, 2024
5. Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Miami-Dade County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

6. Consideration of Resolution 2026-03, Amending its Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Providing for Severability; Providing for Conflicts; Providing an Effective Date

7. Ratification Items

- A. Raptor Vac-Systems, Inc. Invoice for Emergency Basin Service [Storm Drain Maintenance at 6449 NW 104th Court \$850]
- B. Settlement Agreement and Release
 - I. Meridian Logistics, Inc. d/b/a DSP Video Systems
 - II. Mansions at Doral Community Association, Inc.
- C. BrightView Landscape Services, Inc. Proposal for Extra Work [Removal and Disposal of Downed Tree Hit by Car \$1,639.31]

8. Consent Agenda Items (5 minutes)

- A. Acceptance of Unaudited Financial Statements as of September 30, 2025
- B. Approval of September 12, 2025 Public Hearings and Regular Meeting Minutes

9. Staff Reports

- A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.*
- B. District Engineer: *Alvarez Engineers, Inc.*
- C. Field Operations Manager: *UNUS Property Management, LLC*
 - BrightView Landscape Services, Inc. Updates:
 - New Contact: Juan Solis
 - November Service Schedule
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 17, 2025 at 4:00 PM
 - QUORUM CHECK

SEAT 1	ODEL TORRES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JUAN CARLOS TELLEZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JORGE FINOL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	SUI FLAN JIM	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JUAN JAVIER DE MAQUA	☐ IN PERSON	☐ PHONE	☐ NO

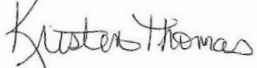
10. Public Comments

11. Supervisors' Requests

12. Adjournment

Please do not hesitate to contact me directly at (561) 517-5111 with any questions.

Sincerely,



Kristen Thomas
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 866 4977

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3B

Saludos,

This is the electrical proposal for the two water fountains at 107 Ave. I also have a meeting Sept 9 with an architect and a GC to gather ideas and estimates for possible improvements, including eliminating the water fountains. Can you please contact the insurance company and ask what possible changes we can do to lower the insurance cost.

So far, if we decide to keep the existing setup, we may need to spend approximately \$12K.

Thanks,

Odel

Begin forwarded message:

From: Judy Calderon-Robles <jcalderon@castlegroup.com>

Subject: FW: Fountain Proposal

Date: August 20, 2025 at 2:59:17 PM EDT

To: Odel Torres <odeltorres@aol.com>



Unparalleled Property Services



Judy Calderon-Robles

Property Manager | Castle Group

Landmark at Doral "Proudly Managed by the Castle Group" 10220 NW 66th Street, Doral, FL 33178

jcalderon@castlegroup.com | www.castlegroup.com



First Choice Electrical of Miami, Corp.
7401 NW 7th Street, Unit 3
Miami, FL 33126
Office: (786) 315-8688 / (786) 587-5693

Proposal No. 2025-185
August 20, 2025

Landmark at Doral CDD

Re: Main Entrance Fountains Electrical Repairs.

We will provide all necessary labor and materials to complete the following scope of work:

1. Remove the existing (6) underwater halogen light fixtures.
2. Provide and install (6) new 36watts 4000k LED underwater light fixtures at the same locations, (3) lights in each fountain,
3. Connect the new lights to the underwater junction box and fill with approved waterproof wax as required.
4. Replace the existing service GFCI receptacles and weatherproof covers near the fountain pumps and equipment.
5. Test the timers controlling the fountain pumps and replace them if necessary.
6. Inspect the existing illuminated sign letters located on the fountain wall. If any issues are found, a separate proposal will be submitted for sign repairs.

Not Included:

1. Electrical Permit Cost.
2. Draining of both fountains prior to the start of work (to be completed by others).
3. Any additional work not listed above will require a formal Change Order.

Notes:

4. The new underwater light fixtures will be the same brand (Hall Fountain). We do not recommend retrofitting the existing fixtures, as the cost savings would only be approximately \$200.00 less than installing brand new units.
5. Estimate 2 days of lead time on the new underwater lights.
6. All work will be performed during regular business hours.
7. This proposal is valid for 30 days.

Thank you for this opportunity. Should you have any questions please feel free to call me.

We propose to furnish labor and materials complete, in accordance with the above specifications and subject to conditions stated herein, for the sum of:

-----\$7,150.00-----

We sincerely hope our quote is competitive and that we will work for you on this project.

Date _____

Date August 20, 2025

Authorized Signature

First Choice Electrical of Miami, Corp.
Rolando Bouza / EC-13009670

Alysa Ruiz Gonzalez

From: Angel Camacho <Angel.Camacho@AlvarezEng.com>
Sent: Monday, August 25, 2025 6:09 PM
To: Kristen Thomas
Cc: Odel Torres
Subject: RE: Landmark at Doral CDD- Insurance adjustment possibility

Good afternoon Kristen,

The entrance features at NW 66 St and NW 107 Ave were not part of the CDD infrastructure project financed with CDD bond money. These features were conveyed to the CDD as part of the land fixtures when Lennar deeded the entrance parcels to the District. As such, they would not be included in the completion certificate.

Since this is part of the community's main entrance, any changes will need to comply with the City of Doral's zoning and landscape requirements. Below are a few options and the likely permitting process for each:

1. Remove the Fountain Entirely

- Convert the space into a landscaped bed with planting and decorative stone.
- Permitting: Requires an electrical permit (to remove/cap the pump and lighting) and, if water lines exist, a plumbing permit (to cap them). Because this is a community entry feature, a zoning/landscape review and approval will also be required to update the site plan.

2. Simplify the Fountain

- Downsize to a smaller, low-maintenance water element (e.g., a recirculating bubbler or small basin).
- Permitting: Requires a building permit (modification to the structure), electrical and plumbing permits (for revised pump and lines), and zoning/landscape approval for the new design.

3. Convert to a Non-Water Feature

- Retain the structure but infill with planting, stone, or dry landscaping to create a decorative bed without water.
- Permitting: Requires electrical and plumbing permits for utility removal. If the basin is modified (e.g., drainage holes added, filled with soil or concrete), a minor building permit may also be needed. Zoning/landscape review will still be required since this is part of the approved community entry design.

Each option differs in complexity, cost, and maintenance obligations. I recommend the Board decides whether the community wants to retain water as a feature or transition to a dry landscape approach, and then confirm with the City of Doral which permits and approvals will apply.

Regards,

 **Alvarez
Engineers**
Angel Camacho

8935 NW 35 Lane, Suite 101
Doral, FL 33172
Office: (305) 640-1345
Mobile: (786) 617-6426
Angel.Camacho@AlvarezEng.com
www.alvarezeng.com

From: Odel Torres <odeltorres@aol.com>
Sent: Friday, August 22, 2025 11:26 AM
To: Kristen Thomas <thomask@whhassociates.com>
Cc: Angel Camacho <Angel.Camacho@AlvarezEng.com>
Subject: Re: Landmark at Doral CDD- Insurance adjustment possibility

Thanks for the quick response.

Odel
Sent from my iPhone

On Aug 21, 2025, at 1:25 PM, Kristen Thomas <thomask@whhassociates.com> wrote:

Good afternoon Odel and Angel,

As you both know the board is interested in looking into removing the fountains from the front entrance and replacing it with some sort of frontal garden feature. The board approved the chair to go out and work with a designer for some proposals on this project.

Below is what the adjuster stated would be the change in insurance, depending upon what is removed.

Angel, we would need you to opine on if we could change it, remove it, or simplify it? Smaller fountain, no fountain etc.?

Thank you,

Kristen Thomas
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):

2300 Glades Road, Suite 410W
Boca Raton, FL 33431

FRAUD ALERT ----- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

From: Hunter Redinger <HREDINGER@EGISADVISORS.COM>

Sent: Thursday, August 21, 2025 12:55 PM

To: Kristen Thomas <thomask@whhassociates.com>

Subject: RE: Landmark at Doral CDD- Insurance adjustment possibility

Hi Kristen,

I hope you're having a great day so far!

I believe the item you're referring to is the "Twin Entry Features & Twin Fountains (2 @ \$1,125,000 Each)", totaling \$2,250,000 in value. This line item indicates that each Entry Feature/Fountain combo is valued at \$1,125,000. However, it doesn't break down how much of that amount is specifically attributed to the fountains alone.

To provide exact figures, I'd need to know the estimated value reduction if both fountains were removed. That said, here are some ballpark estimates based on a couple of scenarios:

1. If the full \$2.25M were removed, the premium would decrease by approximately \$20,000–\$21,500, resulting in a new total premium of \$17,650–\$19,000.
2. If only \$1.5M were removed (depending on the fountains' value), the premium would decrease by about \$12,750–\$14,250, with a new total premium of \$24,770–\$26,270.

As you mentioned, these figures could shift if additional hardscaping is added after the fountains are removed. Once we have a better idea of how much of the \$2.25M is tied to the fountains, I can provide more precise numbers.

In the meantime, I hope these estimates help guide your decision-making.

Warmest Regards,

Hunter Redinger, CIC

Account Manager

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 210-7634

Fax: (561) 409-2353

Email: hredinger@egisadvisors.com

<image001.jpg>

<image002.png>

Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Kristen Thomas <thomask@whhassociates.com>
Sent: Thursday, August 21, 2025 12:03 PM
To: Hunter Redinger <HREDINGER@EGISADVISORS.COM>
Cc: Kristen Thomas <thomask@whhassociates.com>
Subject: Landmark at Doral CDD- Insurance adjustment possibility

Hi Hunter,

The Board at Landmark at Doral is looking to remove the fountains and replace it with front landscaping. What would be the discount if they removed the fountains and just had landscaping? I know there would be adjustments if elements or hardscaping is added but roundabouts/

Thank you,

Kristen Thomas
District Manager
Wrathell, Hunt and Associates, LLC
Phone: 561.571.0010
Toll Free: 877.276.0889
Fax: 561.571.0013
Cell: 561.517.5111
E-Mail: thomask@whhassociates.com

Mailing Address (for all payments sent via US Mail):
P.O. Box 810036
Boca Raton, FL 33481

Physical Address (for all payments sent via express services):
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3C

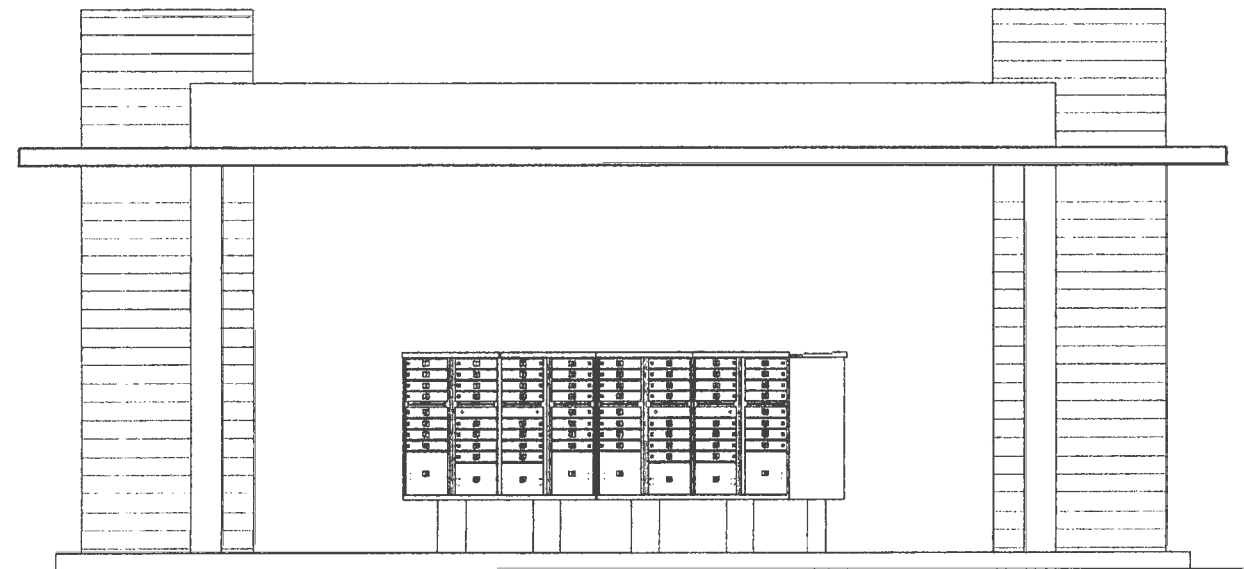
NSI
NODAL STRUCTURES, INC.

LANDMARK
MAILBOX KIOSK #1, #2, #3

By
Lennar Homes

Rational Analysis and Engineering Design Calculations

Miami Dade County, Florida
2010 Florida Building Code



Intellectual Property of Nodal Structures, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, scanning or otherwise, without the prior consent of Nodal Structures, Inc. 10316 NW 55TH street, Sunrise, FL 33351, phone (954) 741-2572, fax (954) 741-8635.

LANDMARK

MAILBOX KIOSK

TABLE OF CONTENTS

LOAD ANALYSIS	1
DESIGN OF CONCRETE BEAMS	2-3
DESIGN OF CONCRETE SLAB.....	4
DESIGN OF ISOLATED FOOTINGS.....	5

NSI





DESIGN LOADINGS

DEAD LOADS

1. BALCONIES LOADS:

DEAD LOADS

8" Slab	0.67 ft x 150 Lbs/ft ³	101 Lbs/ft ²
Superimposed:		<u>35</u>
	Total:	136 Lbs/ft²



ONE-WAY SLAB FOR OPTIONAL SECOND FLOOR PATIO

L = 9.00 FT
DL = 90 LB/FT²
LL = 60 LB/FT²
h = 8 IN DEPTH OF SLAB
f_c = 4000 PSI
f_y = 60000 PSI

W_u = 1.2*DL + 1.6*LL = 204 LBS/FT PER FT OF SLAB

M_u = 2.07 KIP-FT

A_s = 0.31 IN²/FT # 5 @ 12 in o.c. SHORT WAY

ρ = 0.0037 ^ ρ min = 0.0033 ρ max = 0.0214

ρ min < ρ < ρ max O.K.

a = 0.45 IN z = 6.21 IN

M_r = 8.58 KIP-FT CAPACITY

M_r > M_u O.K.

A_{s temp} = 0.17 IN²/FT #5 @12" o.c. TEMP. LONG WAY



NODAL STRUCTURES, INC.

Structural Engineering Consultants and Construction Inspectors

Bearing capacity= 3000 Lbs/ft²
 $f_c = 3000 \text{ Lbs/in}^2$

$\gamma_{\text{soil}} = 110 \text{ Lbs/ft}^3$
 $\gamma_{\text{conc}} = 150 \text{ Lbs/ft}^3$

Soil depth above ftg= 0.5 ft

D+L Kips	qn Lbs/ft ²	req A ft ²	FOOTING					COLUMN		Pu Kips/ft ²	PUNCHING SHEAR				BEAM SHEAR			BENDING				
			P Kips	B in	L in	Dpth in	d in	b in	h in		Vu _{d/2} Kips	b _o ft	φ Vc Kips	φ Vc > Vu _{d/2}	Vu _d Kips	φ Vc Kips	φ Vc > Vu _d	M _{ux}	M _{uy}	M _{max}	k	As in ² / ft
IF 35.0	80.04 2745	12.8	56	48 4	80 6.67	16	13	12	64	2.10	28	17	494	O.K.	5.8	96.9	O.K.	2	0	#5 @12" BTT EW 2 16 ρ = 0.0018		
IF 35.0	48 2745	12.8	56	48 4	48 4	16	13	16	16	3.50	36	10	281	O.K.	3.5	58.1	O.K.	3	3	#5 @12" BTT EW 3 20 ρ = 0.0018		

5



NODAL STRUCTURES, INC.

Structural Engineering Consultants and Construction Inspectors

Lennar Homes

January 28, 2015

Landmark at Doral – Mailbox Kiosk #2

Process #: 2015010042

Building Comments

- A) Virtual Review: Signed/sealed paper drawings and calculations not available, required to continue/complete processing.
 - i. **Refer to attached signed/sealed paper drawings and calculations.**
- B) No structural calculations in the virtual file, please include.
 - i. **Refer to attached calculations.**
- C) Specify compaction under grade slab. ("well compacted fill" does not suffice).
 - i. **Refer to Note 6 on Sheet S-3.**
- D) Indicate vertical rear "7" positioning within the masonry; see Special Masonry Detail 1".
 - i. **Refer to revised Sheet S-1.**
- E) If applicable, remove hatching/shading of concrete columns in the Roof Slab Plan..
 - i. **Refer to revised Sheet S-1.**
- F) Review/revise Sheet S-3 to apply to this job.
 - i. **Refer to revised sheet S-3**
- G) Foundations Note 6: Indicate which density tests apply.
 - i. **Refer to soil report for required density tests.**

Professional (Individual or Corporation)

PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE

PROCESS NUMBER _____

Legal description: Lot _____ Bl. _____ Subdivision _____
P.B. _____, Page _____, Development name: Landmark at Doral

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of City of Doral Landscape Ordinance as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Dade County and that none of the species are from the prohibited list.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We am/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

Professional Preparer's Signature Seal:

Andrew Witkin
Witkin Hults Design Group
307 S. 21st Avenue
Hollywood, FL 33020
License #889

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this Dec 9th, 2014, by Andrew Witkin, of Witkin Hults Design Group, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal Dec 9th, 2014, in the County and State aforesaid, the date and year last aforesaid.

My commission expires: March 25, 2015

Jenney Gonzalez
Notary Public Signature



DORAL
01-06-15
B-Z

PASCUAL ,PEREZ,KILIDDJIAN & ASSOC.

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
<http://www.ppkarch.com>

COPYRIGHT © PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

INDEX OF DRAWINGS:
ARCHITECTURAL

- 1 C-0 COVER SHEET
- 2 A-1 MISCELLANEOUS DRAWINGS
- 3 A-1 MISCELLANEOUS DRAWINGS

OWNER
LENNAR HOMES
730 NW 103rd, AVENUE
3rd. FLOOR
MIAMI, FL 33172
PHONE 305-559-1951
FAX 305-229-6605

PASCUAL
PEREZ
KILIDDJIAN
& ASSOCIATES
ARCHITECTS - PLANNERS
LICENSE # AA 26001357

EDGARDO PEREZ , AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
PETER KILIDDJIAN, RA
LICENSE No. : AR 0093067

LANDMARK AT DORAL
BY LENNAR HOMES

MAILBOXES KIOSK No. 2

MAILBOXES KIOSK No. 2 NW. 67th. BETWEEN NW 105th. AVE. & NW 105th. CT.

FLORIDA BLDG. CODE 2010
OCCUPANCY TYPE "U"
CONSTRUCTION TYPE III-B (UNPROTECTED)

City of Doral BUILDING DEPARTMENT Plan Review			
No.	Description	Reviewed by	Date
1	Foundation	[Signature]	02/10/15
2	Structural		
3	Electrical		
4	Plumbing		
5	Mechanical		
6	Other	[Signature]	02/10/15
DO NOT REMOVE VOIDED SHEETS			

APPLICABLE CODES AND GUIDELINES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2010 AND APPLICABLE FEDERAL, STATE, LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.
2. THE AIA, GENERAL CONDITIONS, THE SUPPLEMENTAL GENERAL CONDITIONS AND GENERAL REQUIREMENTS AS AMENDED BY OWNER SHALL BE CONSIDERED AN INCLUSIVE PART OF THESE SPECIFICATIONS AND OR DRAWINGS. ALL SUBCONTRACTORS AS WELL AS THE GENERAL CONTRACTOR SHALL BE GOVERNED BY ALL APPLICABLE SECTIONS OF THESE DOCUMENTS. RESTRICTIONS TO THEIR RESPECTIVE AREAS OF WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MONITOR AND RETURN TO THE SUBCONTRACTORS AND SUPPLIERS OF ALL OF THESE REQUIREMENTS.

MATERIALS:

- 1. ALL MATERIALS, FINISHES, INTERIORS AND COLORS SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO FINISH SCHEDULE AND SPECIFICATIONS.
- 2. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS. WHERE SPECIFIC MANUFACTURERS AND MATERIALS, UNLESS APPROVED BY THE OWNER/ARCHITECT, WOULD AFFECTED EQUAL OR BETTER, IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTION SHALL BE APPROVED AND APPROVAL OF THE ARCHITECT, AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK. SUCH REQUESTS SHALL BE REJECTED WITHOUT DELAY AND ANY ADDITIONAL COSTS TO THE PROJECT AND ANY ADDITIONAL DELAYS CAUSED BY SUCH CHANGES.
- 3. THEREIN IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESURE TREATED, HAVE AN APPROVED STOPPING MATERIAL OR HAVE GALVANIZED ANODIZED ALUMINUM.
- 4. STRUCTURAL: MOISTURE QUALITY OF WOOD TO CONFORM WITH FLOORING BUILDING CODE, CHAPTER 23. WOOD SHALL BE OF A GRADE NOT LESS THAN 1000 LBS OF DRY WEIGHT PER CUBIC FEET.
- 5. ALL WOOD IN CONTACT WITH CONCRETE OR MATERIALS SUCH AS MASONRY OR CONCRETE SHALL BE PRESURE TREATED.
- 6. MASONRY SPECIES: ALL BLOCK UNITS SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOR HOLLOW LAID BEARING CONCRETE MASONRY UNITS, MODULAR TYPE, 16" X 16" X 8" WITH 1/2" CORNER REINFORCING.

1. PROVIDE WATERPROOFING TREATMENT OVER ALL EXPOSED CONCRETE SLABS AT ROOF AND OVERHANGS.
2. CONTRACTOR SHALL PROVIDE SEPARATE BIDS FOR COPPER AND PVC WATER LINES.
3. ALL MATERIALS AND FIXTURES USED MUST BE BRAND NEW.
4. FOR MINIMUM CONCRETE COVER OVER REINFORCING STEEL REFER TO STRUCTURAL PLAN DESIGN CRITERIA.

1. ALL FINAL SURFACE GRADING SHALL BE COMPLETED TO FACILITATE POSITIVE DRAINAGE AWAY FROM THE BUILDING; REFER TO PAVING AND DRAINAGE PLANS.
2. ALL PIPING CONDUIT UNDER SLAB SHALL BE A MINIMUM OF 2'-0" CLEAR OF UNDERSIDE OF FOOTING.
3. PROVIDE TERMITE TREATMENT OF SOIL UNDER ALL FOUNDATIONS AS PER FBC 2010, SECTION 1816. PROVIDE PERMANENT TERMITE TREATMENT SIGN POSTED NEAR WATER HEATER OR ELECTRICAL PANEL AS PER SECTION 105.11.

1. ALL MATERIALS, FINISHES, INTERIORS AND COLORS SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT AND FURNISHED AND INSTALLED BY CONTRACTOR. REFER TO FLOOR SCHEDULE AND SPECIFICATIONS.
2. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURERS ARE INDICATED. UNLESS APPROVED BY THE OWNER/ARCHITECT, WHOSE APPROVAL INCLUDES THE FOLLOWING: A. THE PROPOSED SUBSTITUTION SHALL BE APPROVED AND RECOMMENDED BY THE ARCHITECT. B. THE PROPOSED SUBSTITUTION SHALL BE MADE IN ACCORDANCE WITH CREATOR'S MATERIALS OR COMPARABLE WORK. SUCH REQUESTS SHALL BE MADE IN WRITING BY THE OWNER OF WORK AND ANY ADDITIONAL COSTS TO THE PROJECT AND ANY IMPENDING DELAYS CAUSED BY SUCH CHANGES.
3. ALL TIMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESURE TREATED. HAVE AN APPROVED STAINING MATERIAL OR PAINT GALVANIZED ANODIZED OR ALUMINIZED.
4. STRUCTURAL, MOLD, MOULD OF WOOD TO CONFORM WITH FLORIDA BUILDING CODE, CHAPTER 20. WOOD SHALL BE OF A GRADE NOT LESS THAN 1000 POUNDS PER CUBIC FOOT.
5. ALL WOOD IN CONTACT WITH CONCRETE MATERIALS SUCH AS MASONRY OR CONCRETE SHALL BE PRESURE TREATED.
6. MASONRY SPECIES, ALL BLOCK UNITS SHALL CONFORM TO ASTM C-90 STANDARD SPECIFICATION FOR HOLLOW LAID BEARING CONCRETE MASONRY UNITS, MORTAR SHALL BE TYPE S-1.

SCALE: $\frac{3}{8}" = 1'-0"$

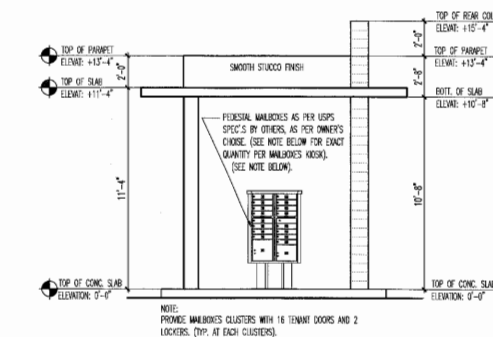
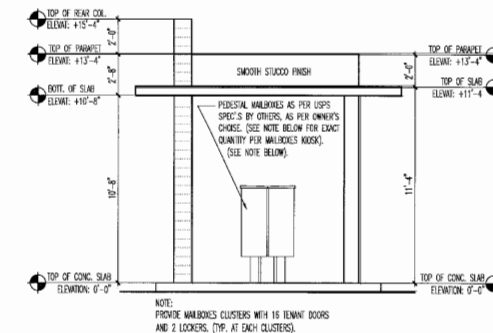
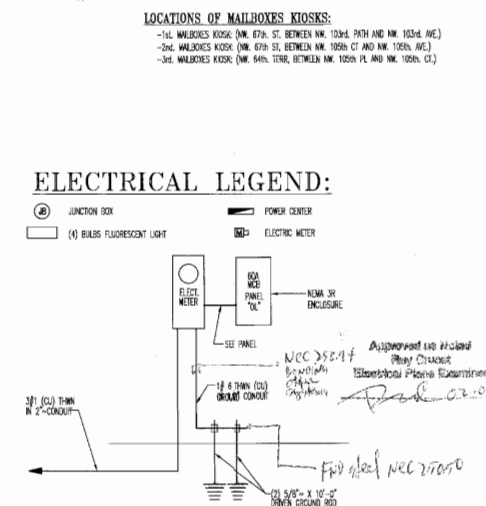
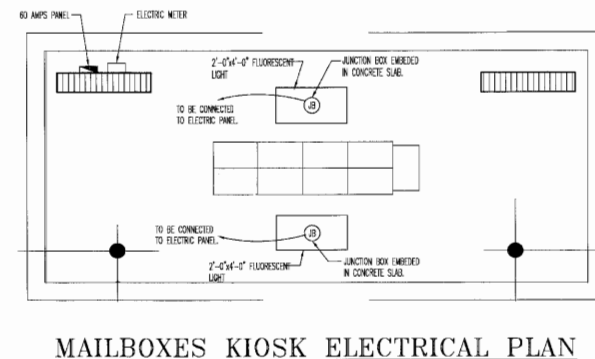
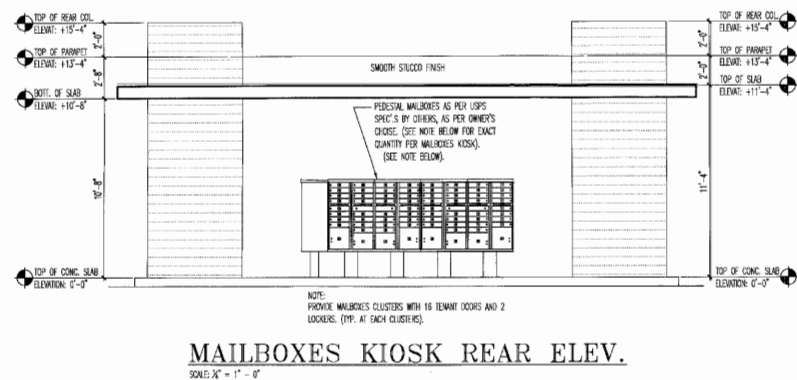
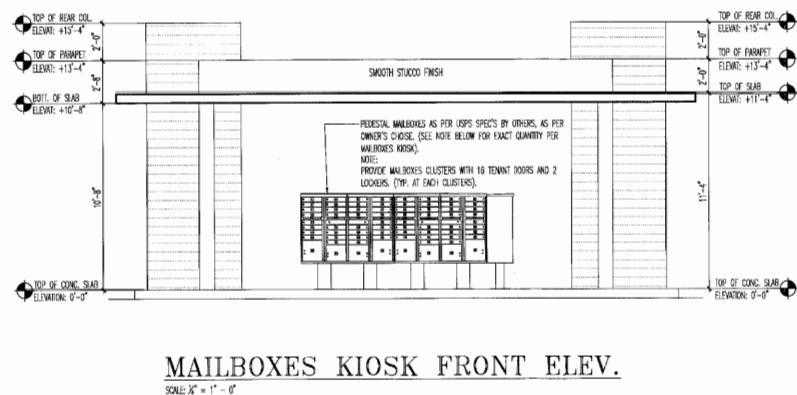
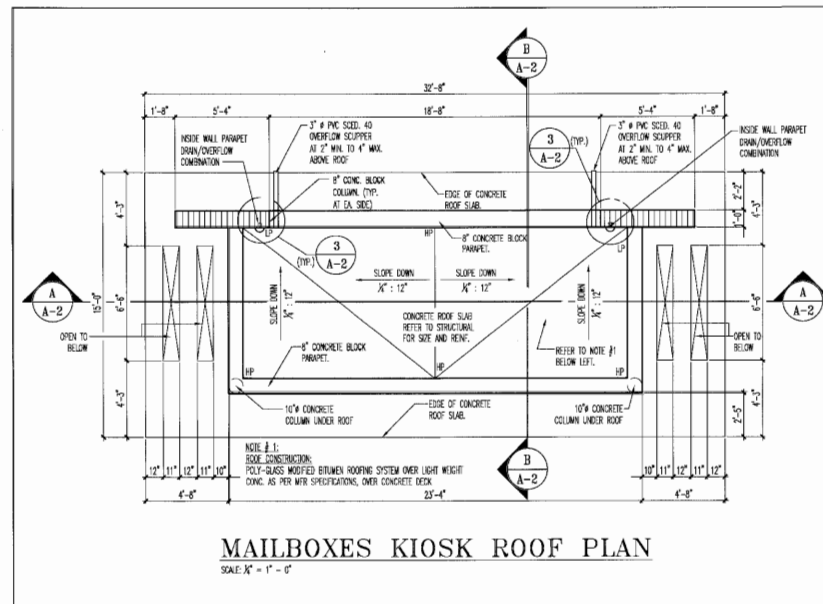
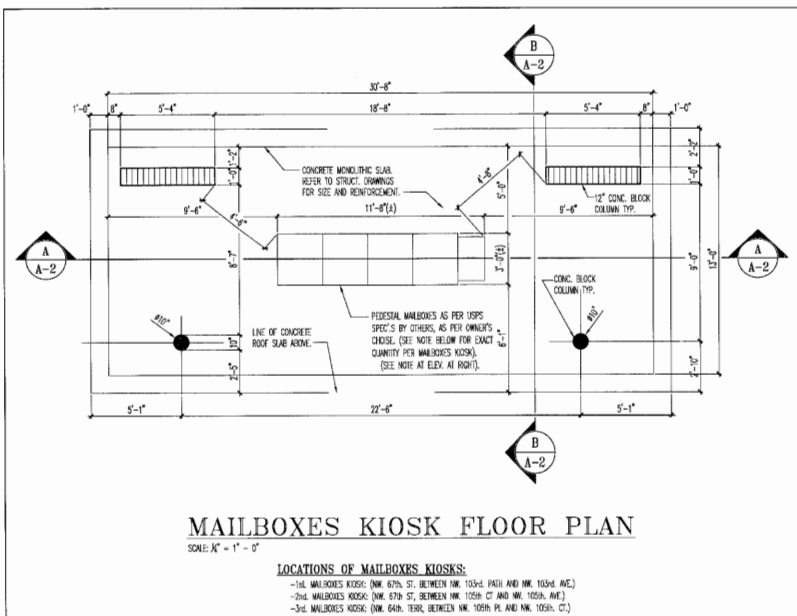
SCALE: $\frac{3}{4}'' = 1'-0''$

SCALE: $\frac{1}{4}'' = 1'-0''$

SCALE: $K^* = 1' - 0^*$

3
SP-1

SCALE: $X_k^* = 1'-0'$



SHORT CIRCUIT AMPS CALCULATIONS

Short Circuit AMPS at Transformer = 26,194 (FL)
Service Drops Length 48 ft. Minimum 1/0 Aluminum C = 500
 $I_{L-L} = \frac{26,194 \times 26,194 \times 194}{5,000 \times 48} = 2.05$
 $I_{L-L} = \frac{26,194 \times 26,194 \times 194 \times 1.5}{5,000 \times 48} = 3.14$
 $M_L = \frac{1}{1 + \frac{1}{1.4289}} = 0.52$ $M_L = \frac{1}{1 + \frac{1}{1.4}} = 0.24$
 $I_{L-L} = 26,194 \times 0.52 = 8,382 \text{ AMPS}$ $I_{L-L} = 26,194 \times 0.24 = 6,287 \text{ AMPS}$
INTERTRIP SHORT CIRCUIT AMPS AT METER BANK = 8,382 AMPS
USE 22,000 A.I.C. MINIMUM

FPL MAXIMUM:	AT METER	= USE 22,000 A.L.C. MINIMUM
AVAILABLE:	AT LOAD CENTER	= USE 22,000 A.L.C. MINIMUM
26,194 A.L.C.	SEE CALCULATIONS ABOVE	

ELECTRICAL NOTES

1. A WARNING RIBBON IS REQUIRED AT LEAST 12" ABOVE THE UNDERGROUND INSTALLATION FOR UNDERGROUND SERVICE CONDUCTORS AS PER NEC 300.5(D)(3)
2. UNDERGROUND SERVICE CONDUCTORS MUST HAVE A MINIMUM OF 24" OF COVERAGE AS PER IFC® ELECTRIC SERVICE STANDARD.
3. PROVIDE SIGNAGE WARNING OF ARC FLASH HAZARDS AS PER NEC 110.16

PANEL LOAD: POWER CENTER									
TYPE: LOADCENTER					MAKE: NO. MO.				
SERVICE: EXTERIOR					LOCATION: NEW				
NO. PAGES: 10/24/01 V.P.H./M.S.N.									
MOUNTING: STAND									
(ALL 20 AMPS, 1 POLE CIRC. EXCEPT AS NOTED)									
NO.	CIR.	DESCRIPTION	NO.	CIR.	DESCRIPTION	NO.	CIR.	DESCRIPTION	NO.
20	1	1000	5	2	CLG. LIGHTS	12	5	1000	
				3	4				
				5	6				
				7	8				
				9	10				
CONNECTED LOAD: 6,770 VA									
KVA: 3,880 VA/240-15.00 AMPS.									
FEEDER: 3(1) 1TH-CON-17					FED FROM: METER				

**PASCUAL
PEREZ
KILIDDJIAN**
& ASSOCIATES
ARCHITECTS • PLANNERS
LICENSE # AA 26001357

EDGARDO PEREZ, AIA
LICENSE No.: AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No.: AR 0008254
PETER KILIDDJIAN, R.A.
LICENSE No.: AR 0093067

AT THE BEACON CENTER
1300 NW 84th AVENUE
DORAL, FLORIDA 33126
TELEPHONE: (305) 592-1363
FACSIMILE: (305) 592-6865
<http://www.ppkarch.com>

COPYRIGHT © FANOLA, PÉREZ, KILDOVIA & ASSOCIATES, ARCHITECTS - PLANNERS
The architectural design and detail drawings of this building and/or overall project are the legal property of, and all rights are reserved by, the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by the Architect.

REVISIONS:

OWNER:
LENNAR HOMES
730 NW 107TH AVENUE
3RD FLOOR
MIAMI, FLORIDA 33172
PHONE: 305-559-1951
FAX: 305-229-6605

MARK AT DORAL
BY
LENNAR HOMES
CITY OF DORAL, FLORIDA

SEAN

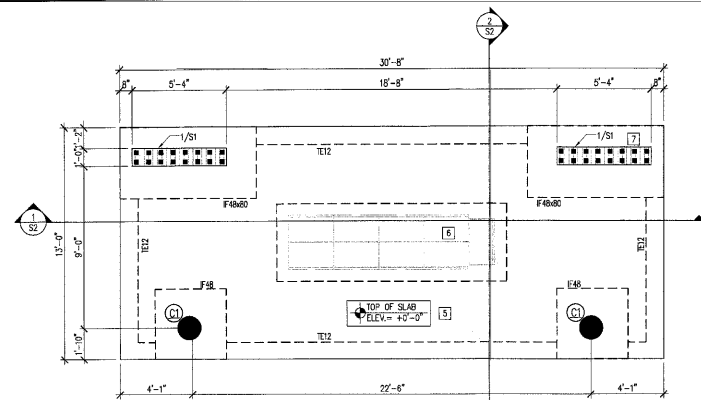
MAIL KIOSK 2

DATE : 08.12.14
SCALE : AS SHOWN
DRAWN : MEDEROS
CHECK BY: EP
JOB NO. : 13-15

8/15
A-1

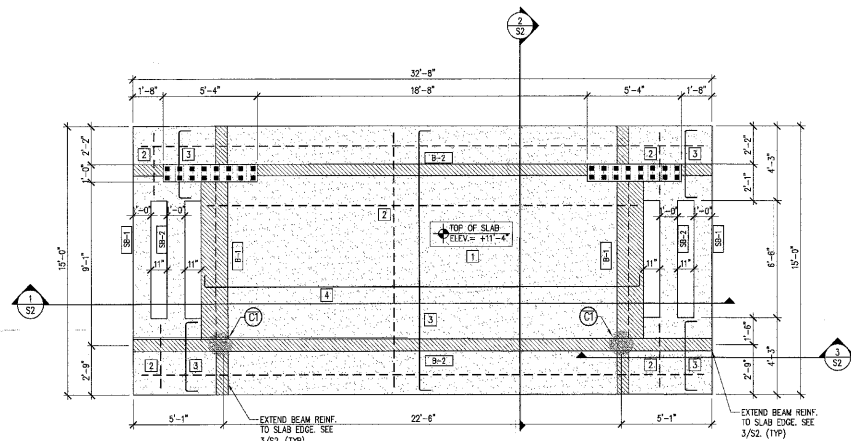
SHEET NO. :





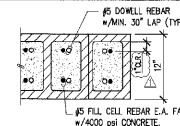
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



ROOF SLAB PLAN

SCALE: 1/4" = 1'-0"



① SPECIAL MASONRY DETAIL

FOUNDATION SYMBOLS

- ⑤ 4" REINFORCED CONCRETE SLAB WITH 6X6-1.4x1.4 WELDED WIRE MESH SUPPORTED FOR REQUIRED CLEARANCE @ 3'-0" o.c. OVER VAPOR BARRIER ON CLEAN WELL COMPACTED FILL FREE OF ORGANIC MATTER. MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER. CONCRETE $F_c=3000$ PSI
- ⑥ 6" REINFORCED CONCRETE SLAB WITH 6X6-1.4x1.4 WELDED WIRE MESH SUPPORTED FOR REQUIRED CLEARANCE @ 3'-0" o.c. OVER VAPOR BARRIER ON CLEAN WELL COMPACTED FILL FREE OF ORGANIC MATTER. MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER. CONCRETE SLAB AND FOOTINGS $F_c=3000$ PSI
- ⑦ (1)-#5 REINFORCEMENT BAR, GRADE 60 IN GROUT FILLED CELLS AS SHOWN ON PLAN.
- ④ = INDICATES COLUMN TYPE AND STABLE OF COLUMN AT SLAB ELEVATION OR THE BEAM ELEVATION SHOWN. REFER TO COLUMN SCHEDULE FOR REINFORCEMENTS.
- ③ = INDICATES COLUMN TYPE AND END OF COLUMN AT SLAB ELEVATION OR THE BEAM ELEVATION SHOWN. REFER TO COLUMN SCHEDULE FOR REINFORCEMENTS.

FOOTING SCHEDULE

MARK	FOOTING TYPE	WIDTH	LENGTH	DEPTH	TOP / BOTTOM REINFORCEMENT				REMARKS
					A	B	C	D	
F38	A	36"	36"	18"	4-#5	4-#5			ISOLATED FOOTING
F48	A	48"	48"	18"	5-#5	5-#5			ISOLATED FOOTING
F60	A	60"	60"	18"	6-#5	6-#5			ISOLATED FOOTING
F48x60	A	48"	60"	18"	5-#5	6-#5			ISOLATED FOOTING
TE12	B	12	CONT.	12"	1-#5	1-#5			THICKENED EDGE

FOOTING TYPES



NOTE: PROVIDE (2)30" x 30" #5 CORNER BAR @ ALL FOOTING CORNERS @ EXTERIOR EDGES.

COLUMN SCHEDULE

MARK	COLUMN TYPE	DIMENSIONS	REINFORCEMENT		REMARKS
			VERTICAL	HORIZONTAL	
C1	A	18" DIAMETER	4-#7	TIES #3 @ 8" o.c.	SONIC TUBE CONCRETE COLUMN

COLUMN TYPES



NOTE: 1. ARCHITECT TO REVIEW AND APPROVE ALL COLUMN DIMENSIONS.
2. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

CONCRETE BEAM SCHEDULE

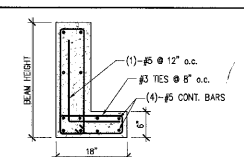
MARK	BEAM TYPE	ELEVATION	WIDTH	HEIGHT	REINFORCEMENTS			STIRRUPS	REMARKS
					TOP	MIDDLE	BOTTOM		
B-1	A	13'-2"	8"	30"	2-#5	2-#5	4-#5	#3 @ 8" o.c.	UPTURNED BEAM/SEE DETAIL BELOW
B-2	A	13'-2"	8"	30"	2-#5	2-#5	4-#7	#3 @ 8" o.c.	UPTURNED BEAM
SB-1	B	11'-4"	12"	4"	3-#5	-	3-#5	#3 @ 8" o.c.	SLAB BEAM
SB-2	B	11'-4"	12"	4"	3-#5	-	3-#5	#3 @ 8" o.c.	SLAB BEAM
SB-3	C	11'-4"	36"	8"	8-#5	-	8-#5	#3 @ 8" o.c.	SLAB BEAM

BEAM TYPES



NOTES:
1. ARCHITECT TO REVIEW AND APPROVE ALL BEAM ELEVATIONS AND BEAM DEPTHS.
2. THE BEAMS SHALL HAVE (4)#3 TIES @ 12" o.c. AT ALL CORNERS, EACH WAY AND 48" o.c. REMAINDER.
3. PROVIDE (2) #4 CORNER BARS 30" EACH WAY @ ALL CORNERS.
4. CONCRETE BEAMS AND ROOF SLAB TO BE $F_c=4000$ PSI

BEAM B-1 DETAIL



CONCRETE SLAB SYMBOLS

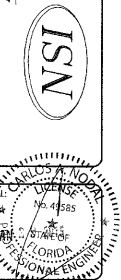
- ① 8" THICK (AST) IN PLACE CONCRETE SLAB WITH A $F_c=4000$ PSI
- ② (1) #5 @ 2" o.c. EACH WAY (BOTTOM).
- ③ (1) #5 #STANDARD HOOK @ 8" o.c. (TOP)
- ④ (1) #5 #STANDARD HOOK @ 12" o.c. (TOP)

NOTES

- CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSION, SIZE AND LOCATIONS OF ALL WINDOW/DOOR OPENINGS WITH ARCHITECTURAL DRAWINGS.
- COORDINATE ALL SLAB OPENINGS AND DEPRESSIONS WITH ARCHITECT AND MECHANICAL DRAWINGS.
- ALL WELDS TO BE DONE BY CERTIFIED WELDER FOR AWS D11.1. USE STOKER SPINDS RODS FOR ALL WELDS. (TYP.)
- FILLED CELLS INDICATED ON THIS SHEET INDICATES FIRST FLOOR FILLED CELL LOCATIONS.

LANDMARK
MAILBOX KIOSK 2
BY LENNAR HOMES
MIAMI-DADE, FLORIDA

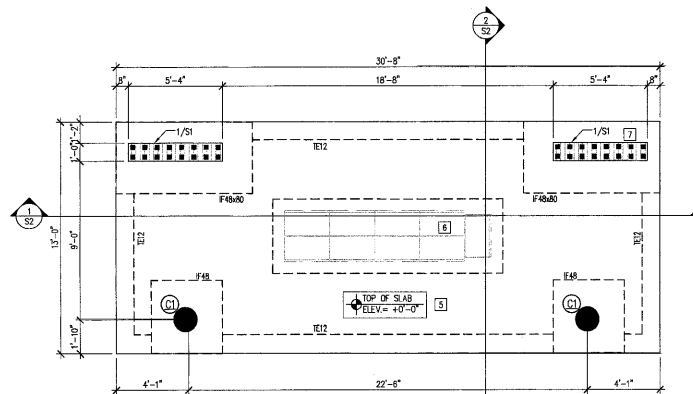
NODAL STRUCTURES, INC.
STRUCTURAL ENGINEERS
CARLOS A. NODAL, P.E., #19285
SINCE 1982, FLORIDA 33351
PH. (954) 741-2572 FAX. (954) 741-8635



DATE: 10-15-2014
DRAWN BY: C.A.
CHECKED BY: C.N.
SCALE: 1/4"=1'-0"

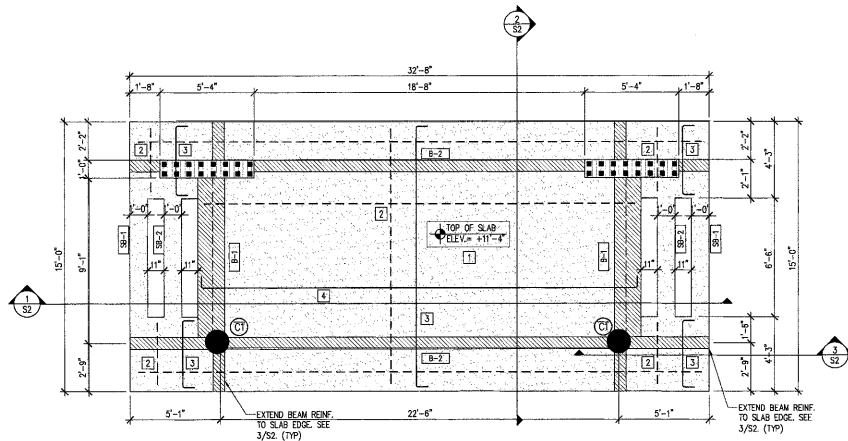
S-1
1 OF 3 SHEETS

PROJECT#



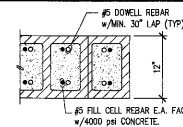
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



ROOF SLAB PLAN

SCALE: 1/4" = 1'-0"



1 SPECIAL MASONRY DETAIL

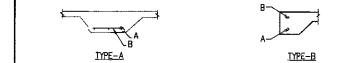
FOUNDATION SYMBOLS

- ④ 4" REINFORCED CONCRETE SLAB WITH 8x8-1.4x1.4 WELDED WIRE MESH SUPPORTED FOR REQUIRED CLEARANCE @ 3'-0" o.c. OVER VAPOR BARRIER ON CLEAN WELL COMPACTED FILL FREE OF ORGANIC MATTER. MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER. CONCRETE F=3000 PSI
- ⑥ 6" REINFORCED CONCRETE SLAB WITH 8x8-1.4x1.4 WELDED WIRE MESH SUPPORTED FOR REQUIRED CLEARANCE @ 3'-0" o.c. OVER VAPOR BARRIER ON CLEAN WELL COMPACTED FILL FREE OF ORGANIC MATTER. MAXIMUM SIZE OF ANY ROCKS WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER. CONCRETE SLAB AND FOOTINGS F=3000 PSI
- ⑦ (1)-#5 REINFORCEMENT BAR, GRADE 60 IN GROUT FILLED CELLS AS SHOWN ON PLAN.
- ① = INDICATES COLUMN TYPE AND START OF COLUMN AT SLAB ELEVATION OR THE BEAM ELEVATION SHOWN. REFER TO COLUMN SCHEDULE FOR REINFORCEMENTS.
- ② = INDICATES COLUMN TYPE AND END OF COLUMN AT SLAB ELEVATION OR THE BEAM ELEVATION SHOWN. REFER TO COLUMN SCHEDULE FOR REINFORCEMENTS.

FOOTING SCHEDULE

MARK	FOOTING TYPE	WIDTH	LENGTH	TOP / BOTTOM REINFORCEMENT				REMARKS
				A	B	C	D	
F48	A	36"	36"	4-#5	4-#5			ISOLATED FOOTING
F48	A	48"	48"	5-#5	5-#5			ISOLATED FOOTING
F60	A	60"	60"	6-#5	6-#5			ISOLATED FOOTING
F48x8	A	48"	80"	5-#5	5-#5			ISOLATED FOOTING
TE12	B	12"	CONT. 12"	1-#5	1-#5			THICKENED EDGE

FOOTING TYPES



NOTE: PROVIDE (2)30" x 30" #5 CORNER BAR @ ALL FOOTING CORNERS @ EXTERIOR EDGES.

COLUMN SCHEDULE

MARK	COLUMN TYPE	DIMENSIONS	REINFORCEMENT		REMARKS
			VERTICAL	HORIZONTAL	
C1	A	18" DIAMETER	4-#7	TES #3 @ 8" o.c.	SONIC TUBE CONCRETE COLUMN

COLUMN TYPES



NOTE: 1. ARCHITECT TO REVIEW AND APPROVE ALL COLUMN DIMENSIONS.
2. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

CONCRETE BEAM SCHEDULE

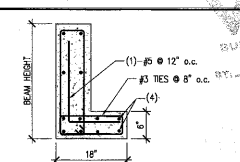
MARK	BEAM TYPE	WIDTH	HEIGHT	REINFORCEMENTS			STIRRUPS	REMARKS
				TOP	MIDDLE	BOTTOM		
B-1	A	12'-2"	8"	2-#5	2-#5	4-#5	#3 @ 8" o.c.	UPTURNED BEAM/SEE DETAIL BELOW
B-2	A	12'-2"	8"	2-#5	2-#5	4-#7	#3 @ 8" o.c.	UPTURNED BEAM
SB-1	B	11'-4"	12"	3-#5	-	3-#5	#3 @ 8" o.c.	SLAB BEAM
SB-2	B	11'-4"	12"	3-#5	-	3-#5	#3 @ 8" o.c.	SLAB BEAM
SB-3	C	11'-4"	36"	6-#5	-	6-#5	#3 @ 8" o.c.	SLAB BEAM

BEAM TYPES



NOTES:
1. ARCHITECT TO REVIEW AND APPROVE ALL BEAM ELEVATIONS AND BEAM DEPTHS.
2. THE BEAMS SHALL HAVE (4)3 TES @ 12" o.c. AT ALL CORNERS, EACH WAY AND 48" o.c. REMAINDER.
3. PROVIDE (2) #5 x 60" CORNER BARS 30" EACH WAY @ ALL CORNERS.
4. CONCRETE BEAMS AND ROOF SLAB TO BE F=4000 PSI

BEAM B-1 DETAIL



CONCRETE SLAB SYM

- ① 8" THICK CAST IN PLACE CONCRETE SLAB WITH A F=4000 PSI
- ② (1) #5 @ 12" o.c. EACH WAY (BOTTOM).
- ③ (1) #5 w/STANDARD HOOK @ 8" o.c. (TOP)
- ④ (1) #5 w/STANDARD HOOK @ 12" o.c. (TOP)

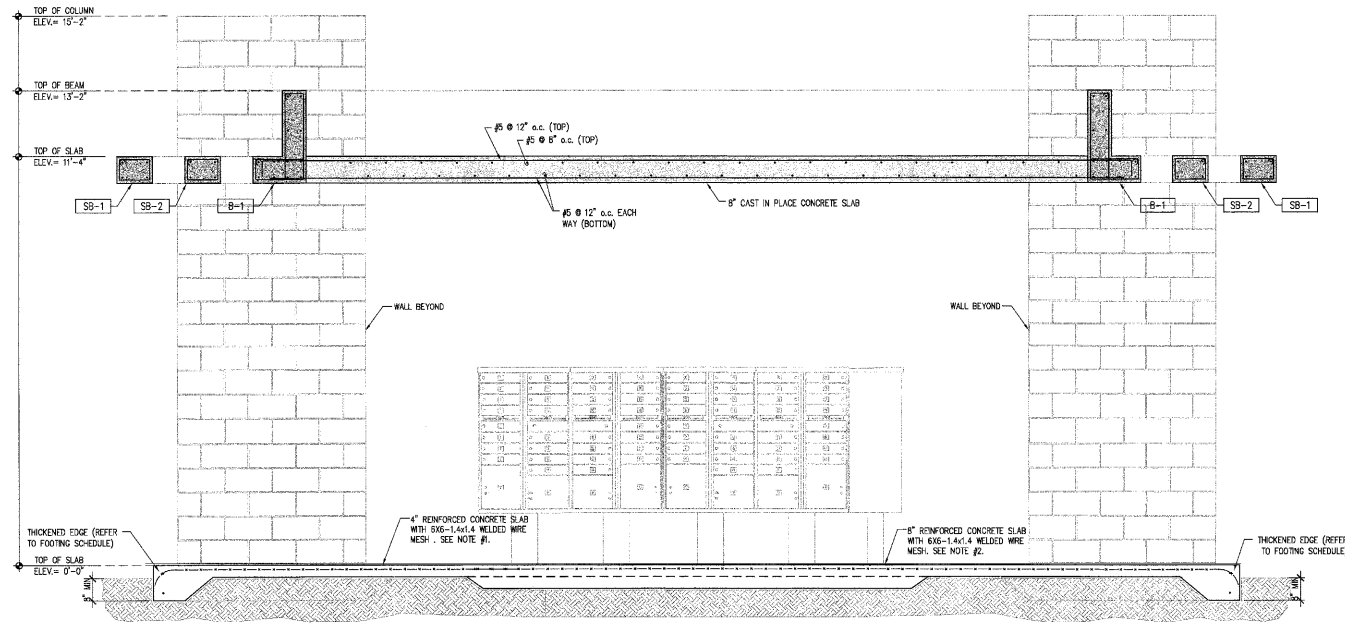
NOTES

- CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSION, SIZE AND LOCATIONS OF OPENINGS WITH ARCHITECTURAL DRAWINGS.
- COORDINATE ALL SLAB OPENINGS AND DEPRESSIONS WITH ARCHITECT AND MECHANICAL.
- ALL WELDS TO BE DONE BY CERTIFIED WELDER PER AWS D11.1. USE EXXX SERIES R.
- FILLED CELLS INDICATED ON THIS SHEET INDICATES FIRST FLOOR FILLED CELL LOCATION.

LANDMARK
MAILBOX KIOSK 2
BY LENNAR HOMES
MIAMI-DADE, FLORIDA

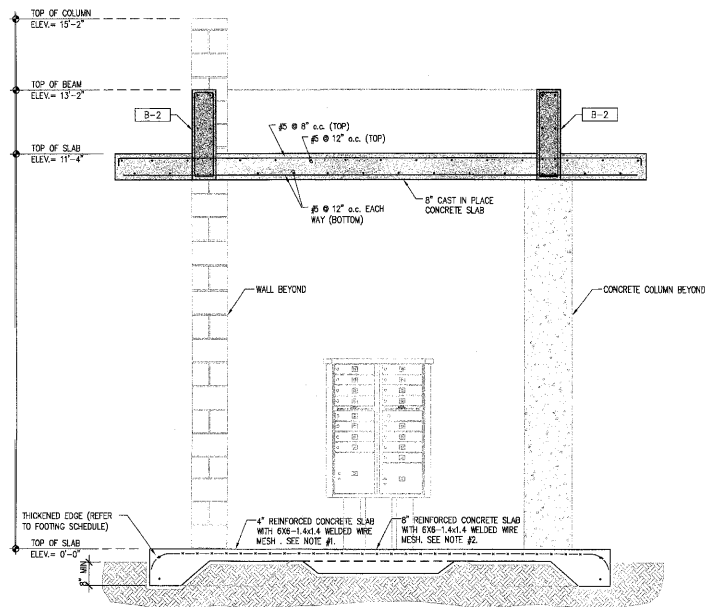
NODAL STRUCTURES, INC.
STRUCTURAL ENGINEERS
CAROL ANN, P.E. 00000000
0016 N.W. 55TH STREET
SUNRISE, FLORIDA 33351
Ph. (954) 741-2572 Fax. (954) 741-8635

NSI



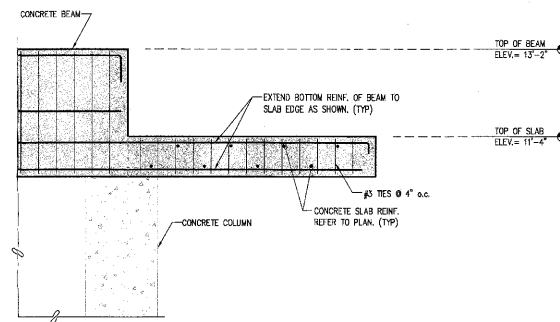
1 TYPICAL SECTION

SCALE: 1/2"=1'-0"



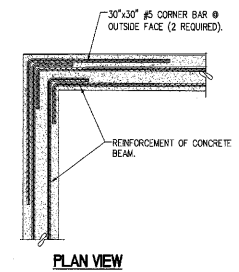
2 TYPICAL SECTION

SCALE: 1/2"=1'-0"



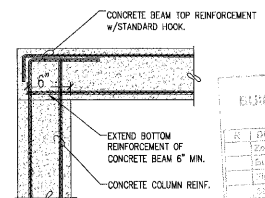
3 SECTION AT BEAM B-2

SCALE: 3/4"=1'-0"



4 CONCRETE BEAM CORNER REINFORCING

SCALE: 3/4"=1'-0"



5 CONCRETE BEAM CORNER REINFORCING

SCALE: 3/4"=1'-0"

LANDMARK
MAILBOX KIOSK 2
BY LENNAR HOMES
MIAMI-DADE, FLORIDA

NODAL STRUCTURES, INC.
STRUCTURAL ENGINEERS
CARLOS A. NODAL, P.E. #49285
1506 S.W. 15TH AVENUE, SUITE 200
MIAMI, FLORIDA 33135
Ph: (305) 741-2572 Fax: (305) 741-8635



DATE: 10-15-2014
DRAWN BY: C.A.
CHECKED BY: C.A.
SCALE: 1/4"=1'-0"

SHEET
S-2
2 OF 3 SHEETS

REVISION	DATE	BY	CHKD
1	10-15-2014	C.A.	C.A.

APPLICABLE CODES

- 1. FLORIDA BUILDING CODE 2010
- 2. A.C.I. 318 FOR REINFORCED CONCRETE.
- 3. A.C.I. 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD. PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- 4. A.C.I. 530 FOR REINFORCED MASONRY.
- 5. A.I.S.C. STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL.
- 6. AISI/AWS D1.4.
- 7. A.S.C.E.7-10 FOR WIND ANALYSIS AND DESIGN
- 8. AMERICAN FOREST AND PAPER ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS
- 9. APA THE ENGINEERED WOOD ASSOCIATION PLYWOOD DESIGN SPECS.
- 10. NATIONAL PEST CONTROL ASSOCIATION STANDARDS

MATERIALS (U. O. N. ON PLANS)

- 1. CONCRETE: ALL STRUCTURAL CONCRETE SHALL CONFORM TO A-3-301, COMPRESSIVE STRENGTH:
-BEAMS, COLUMNS, WALLS AND ELEVATED SLABS = 4,000 PSI
-SLAB ON GRADE, MONOLITHIC FOOTINGS AND FOOTING PADES = 3,000 PSI
- 2. STEEL REINFORCEMENT: SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60,000 PSI.
ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.
- 3. MASONRY: HOLLOW MASONRY UNITS OF CONCRETE, fm = 1,500 PSI, SHALL COMPLY ASTM C 55, ASTM C 73, ASTM C 90 AND ASTM C 744. GROUT SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. ASTM C 476. MORTAR TYPE M: SHALL COMPLY WITH ASTM C 270.

DESIGN CRITERIA AND LOADS

- 1. DEAD LOADS:
8" SLAB 101 PSF
SUPERIMPOSED 35 PSF
TOTAL: 136 PSF

FOUNDATIONS

- 1. AS PER GEOTECHNICAL ENGINEER REPORT SOIL CONDITIONS AT THIS SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED PRIOR PROCEEDING WITH THE WORK. THE ARCHITECT OR ENGINEER SHALL SUPPLY A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED @ TIME OF FOUNDATION INSPECTION.
- 2. THE GEOTECHNICAL ENGINEER RESPONSIBLE FOR THE GROUND APPLICATIONS SHALL ISSUE A PROFESSIONAL CERTIFICATION FOR EACH INDIVIDUAL BUILDING OF THIS PROJECT, ATTESTING TO THE SATISFACTORY FOUNDATION SOIL CONDITIONS AND THE ACHIEVEMENT OF THE DESIGN BEARING VALUE BEFORE ANY CONSTRUCTION OPERATION IS ALLOWED TO START FOR ANY SUCH BUILDING.
- 3. PRIOR TO CONSTRUCTION PROVIDE TERMITE PROTECTION TREATMENT TO SOIL. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- 4. THE AREA UNDER FOUNDATIONS AND SLAB ON GROUND SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
- 5. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL, WHICH IS FREE OF ORGANIC MATERIAL.
- 6. FILL SUPPORTING SLAB SLABS SHALL BE COMPACTED UNDER THE SUPERVISION OF A SPECIAL INSPECTOR TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY FOR ALL LAYERS.

REINFORCED CONCRETE

- 1. CLEAR COVER FOR REINFORCEMENT SHALL BE:
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THRU NO. 18 BARS 2", NO. 5 AND SMALLER 1-1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT W/GROUND: SLABS, WALLS, JOISTS: NO. 11 BAR AND SMALLER 3/4"
D. BEAMS, COLUMNS, PRIMARY REINFORCEMENTS, TIES, STIRRUPS, SPIRALS 1-1/2"
- 2. AGGREGATES SHALL BE CLEAN AND GRADED MAXIMUM SIZES 3/4". CONCRETE ASTM C-33 CONFORMS TO ASTM C-94.
- 3. SLUMP SHALL BE A MINIMUM OF 3" AND MAXIMUM OF 5" CONCRETE DURING AND IMMEDIATELY AFTER DEPOSITING SHALL BE THOROUGHLY COMPACTED BY MEANS OF MECHANICAL VIBRATION.
- 4. 5 CYLINDERS SHALL BE TAKEN FROM EACH POUR OF 50 CU. YARDS OF CONCRETE OR FRACTION (AS PER ASTM C-94) THEREOF AND TESTED AT THE FOLLOWING INTERVALS: 1 AT 3 DAYS, 1 AT 7 DAYS, 3 AT 28 DAYS.
- 5. REINFORCEMENT STEEL SHALL BE FREE OF RUST, FLAKES, MILL SCALE, PAINT, OIL, GREASE, OR OTHER CONTAMINANTS THAT WILL REDUCE BOND. ALL REINFORCING SHALL BE ACCURATELY LOCATED AND FIRMLY HELD IN PLACE BEFORE AND DURING THE PLACEMENT OF CONCRETE BY MEANS OF WIRE SUPPORTS.
- 6. PROVIDE 2#5 X 48" DIAGONALLY AT CORNERS OF ALL OPENINGS WIDER THAN 15".
- 7. PROVIDE AT ALL CORNERS #5 BARS 60" LENGTH BENT @ FOOTINGS
- 8. LAP CONTINUOUS REINFORCING A MINIMUM OF 30" IN BEAMS, 36 BAR DIAMETERS IN SLABS.
- 9. HOOK ALL DISCONTINUOUS TOP REINFORCING.
- 10. THE BEAMS SHALL BE CONTINUOUS REINFORCEMENT, PROVIDED BY LAPPING SPICES NOT LESS THAN 30". CONTINUITY SHALL BE PROVIDED AT ALL CORNERS BY BENDING 2 BARS FROM EACH DIRECTION AROUND THE CORNER 30" OR BY ADDING 2#5 BENT 30" EACH LEG.
- 11. CONTINUITY AT COLUMNS SHALL BE PROVIDED BY CONTINUING HORIZONTAL REBARS THROUGH COLUMNS OR BY BENDING HORIZONTAL REINF. INTO COLUMNS A DISTANCE OF 30".
- 12. EXTEND BOTTOM BARS #5 PAST ALL OPENINGS GREATER THAN 3'-0" ON BOTH SIDES.
- 13. ALL STRUCTURAL PRECAST UNITS AND THEIR ATTACHMENTS TO THE MAIN STRUCTURE SHALL BE INSPECTED AFTER ERECTION, BUT BEFORE CONCEALMENT. SUCH INSPECTIONS SHALL BE PERFORMED BY FLORIDA REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.

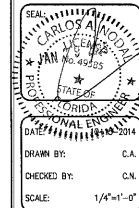
CONTRACTORS

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT. WORK CANNOT PROCEED UNTIL APPROVAL PRIOR TO THE FABRICATION OR ERECTION OF ALL REINFORCING AND STRUCTURAL STEEL. COMPONENTS ARCHITECT GIVES HIS/HERS WRITTEN AUTHORIZATION TO DO SO.
- 2. CONTRACTOR SHALL SUBMIT 1 BLUELINE AND 1 REPRODUCIBLE SET OF SHOP DRAWINGS TO THE ARCHITECT FOR
- 3. CONTRACTOR SHALL TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION, AND REROUTE THE UTILITY LINES TO ACCOMMODATE NEW CONSTRUCTION.
- 4. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
- 5. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
- 6. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NO BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
- 7. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
- 8. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
- 9. CONTRACTOR SHALL VERIFY THAT STRUCTURE IS CONSTRUCTED WITHIN THE CONFINES OF BUILDING PAD

REVISIONS:
B.D.C. 01-28-2015

LANDMARK
MAILBOX KIOSK 2
BY LENNAR HOMES
MIAMI-DADE, FLORIDA

NODAL STRUCTURES, INC.
STRUCTURAL ENGINEERS
CARLOS A. NODAL - P.E. #49285
1000 N. W. 10TH AVE. SUITE 300
MIAMI, FLORIDA 33136
Ph. (954) 741-2512 Fax. (954) 741-8635



Structure Reviewed by
Pamela A. Smith, P.E.
1/29/15

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2010
2. A.C.I. 318 FOR REINFORCED CONCRETE.
3. A.C.I. 315 DETAILS AND DETAILING OF CONCRETE REINFORCEMENT OR MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
4. A.C.I. 530 FOR REINFORCED MASONRY.
5. A.I.S.C. STEEL CONSTRUCTION A.S.D. FOR STRUCTURAL STEEL.
6. AWS/AWS D1.4.
7. A.S.C.E. 7-10 FOR WIND ANALYSIS AND DESIGN
8. AMERICAN FOREST AND PAPER ASSOCIATION: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTIONS
9. APA: THE ENGINEERED WOOD ASSOCIATION PLYWOOD DESIGN SPECS.
10. NATIONAL PEST CONTROL ASSOCIATION STANDARDS

MATERIALS (U. O. N. ON PLANS)

1. CONCRETE: ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI-301, COMPRESSIVE STRENGTH:
- BEAMS, COLUMNS, WALLS AND ELEVATED SLABS = 3,000 PSI
- SLAB ON GRADE, MONOLITHIC FOOTINGS AND FOOTING PADS = 3,000 PSI
2. STEEL REINFORCEMENT: SHALL CONFORM TO ASTM A615, GRADE 60, $f_y = 60,000$ PSI.
ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185.

DESIGN CRITERIA AND LOADS

1. WIND:
WIND NET UPLIFT, AS INDICATED HEREIN ON PLANS, ARE BASED ON GROSS UPLIFT LESS 10 PSF (DEAD LOAD) PER COMPONENTS AND CLADDING ON ZONES 1 AND 2.
ZONE 1 -28.74 PSF
ZONE 2 - 40.81 PSF
ZONE 3 - 40.81 PSF
MEAN ROOF HEIGHT 15'-0"
BASIC WIND VELOCITY: 175 MPH
RISK CATEGORY: II
EXPOSURE: C
ENCLOSED BUILDING INTERNAL PRESSURE COEFFICIENT: +/-0.18.
3. TOTAL DEAD LOADS: 25 PSF
LIVE LOADS: 20 PSF
200 LBS CONCENTRATED AT CENTER PANEL POINT.
4. FOR OTHER LOADS SEE PLANS.

FOUNDATIONS

1. AS PER GEOTECHNICAL ENGINEER REPORT SOIL CONDITIONS AT THIS SITE ARE SAND AND ROCK WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED PRIOR PROCEEDING WITH THE WORK. THE ARCHITECT OR ENGINEER SHALL SUPPLY A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED @ TIME OF FOUNDATION INSPECTION.
2. THE GEOTECHNICAL ENGINEER RESPONSIBLE FOR THE GROUND APPLICATIONS SHALL ISSUE A PROFESSIONAL CERTIFICATION FOR EACH INDIVIDUAL BUILDING OF THIS PROJECT, ATTESTING TO THE SATISFACTORY FOUNDATION SOIL CONDITIONS AND THE ACHIEVEMENT OF THE DESIGN BEARING VALUE BEFORE ANY CONSTRUCTION OPERATION IS ALLOWED TO START FOR ANY SUCH BUILDING.
3. PRIOR TO CONSTRUCTION PROVIDE TERMITE PROTECTION TREATMENT TO SOIL. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: " THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
4. THE AREA UNDER FOUNDATIONS AND SLAB ON GROUND SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION.
5. EXCAVATIONS FOR FOUNDATIONS SHALL BE BACKFILLED WITH SOIL, WHICH IS FREE OF ORGANIC MATERIAL.
6. FILL SUPPORTING SUCH SLABS SHALL BE COMPACTED UNDER THE SUPERVISION OF A SPECIAL INSPECTOR TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY FOR ALL LAYERS, AS VERIFIED BY FIELD DENSITY TESTS.

REINFORCED CONCRETE

1. CLEAR COVER FOR REINFORCEMENT SHALL BE:
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO. 6 THRU NO. 18 BARS 2" , NO. 5 AND SMALLER 1-1/2"
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT w/GROUND: SLABS, WALLS, JOISTS: NO. 11 BAR AND SMALLER 3/4"
D. BEAMS, COLUMNS: PRIMARY REINFORCEMENTS, TIES, STIRRUPS, SPIRALS 1-1/2"
2. AGGREGATES SHALL BE CLEAN AND GRADED MAXIMUM SIZES 3/4". CONCRETE ASTM C-33 CONFORMS TO ASTM C-94.
3. SLUMP SHALL BE A MINIMUM OF 3" AND MAXIMUM OF 5" CONCRETE DURING AND IMMEDIATELY AFTER DEPOSITING SHALL BE THOROUGHLY COMPACTED BY MEANS OF MECHANICAL VIBRATION.
4. 5 CYLINDERS SHALL BE TAKEN FROM EACH POUR OF 50 CU. YARDS OF CONCRETE OR FRACTION (AS PER ASTM C-94) THEREOF AND TESTED AT THE FOLLOWING INTERVALS: 1 AT 3 DAYS, 1 AT 7 DAYS, 3 AT 28 DAYS.
5. REINFORCEMENT STEEL SHALL BE FREE OF RUST, FLAKES, MILL SCALE, PAINT, OIL, GREASE, OR OTHER CONTAMINANTS THAT WILL REDUCE BOND. ALL REINFORCING SHALL BE ACCURATELY LOCATED AND FIRMLY HELD IN PLACE BEFORE AND DURING THE PLACEMENT OF CONCRETE BY MEANS OF WIRE SUPPORTS.
6. PROVIDE 2#5 X 48" DIAGONALLY AT CORNERS OF ALL OPENINGS WIDER THAN 15".
7. PROVIDE AT ALL CORNERS #5 BARS 60" LENGTH BENT @ FOOTINGS
8. LAP CONTINUOUS REINFORCING A MINIMUM OF 30" IN BEAMS, 36 BAR DIAMETERS IN SLABS.
9. HOOK ALL DISCONTINUOUS TOP REINFORCING.
10. THE BEAMS SHALL BE CONTINUOUS REINFORCEMENT, PROVIDED BY LAPPING SPLICES NOT LESS THAN 30". CONTINUITY SHALL BE PROVIDED AT ALL CORNERS BY BENDING 2 BARS FROM EACH DIRECTION AROUND THE CORNER 30" OR BY ADDING 2#5 BENT 30" EACH LEG.
11. CONTINUITY AT COLUMNS SHALL BE PROVIDED BY CONTINUING HORIZONTAL REBARS THROUGH COLUMNS OR BY BENDING HORIZONTAL REINF. INTO COLUMNS A DISTANCE OF 30".
12. EXTEND BOTTOM BARS 8" PAST ALL OPENINGS GREATER THAN 3'-0" ON BOTH SIDES.
13. ALL STRUCTURAL PRECAST UNITS AND THEIR ATTACHMENTS TO THE MAIN STRUCTURE SHALL BE INSPECTED AFTER ERECTION, BUT BEFORE CONCEALMENT. SUCH INSPECTIONS SHALL BE PERFORMED BY FLORIDA REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.

CONTRACTORS

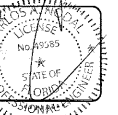
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING EXCAVATION AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT. WORK CANNOT PROCEED UNTIL APPROVAL PRIOR TO THE FABRICATION OR ERECTION OF ALL REINFORCING AND STRUCTURAL STEEL COMPONENTS ARCHITECT GIVES HIS/HERS WRITTEN AUTHORIZATION TO DO SO.
2. CONTRACTOR SHALL SUBMIT 1 BLUELINE AND 1 REPRODUCIBLE SET OF SHOP DRAWINGS TO THE ARCHITECT FOR
3. CONTRACTOR SHALL TO LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION, AND REROUTE THE UTILITY LINES TO ACCOMMODATE NEW CONSTRUCTION.
4. CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
5. EXISTING STRUCTURES: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION.
6. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NO BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH ACTION.
7. IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
8. ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
9. CONTRACTOR SHALL VERIFY THAT STRUCTURE IS CONSTRUCTED WITHIN THE CONFINES OF BUILDING PAD

REVISIONS:

LANDMARK
MAILBOX KIOSK 2
BY LENNAR HOMES
MIAMI-DADE, FLORIDA

NODAL STRUCTURES, INC.
STRUCTURAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
CARLOS M. NODAL, P.E.
55TH STREET
SUITE 100, MIAMI, FLORIDA 33157
PH. (954) 741-2572 FAX. (954) 741-8635

NSI



DATE: 10-15-2014
DRAWN BY: C.A.
CHECKED BY: C.N.
SCALE: 1/4"=1'-0"

VOID

City of Doral
BUILDING DEPARTMENT
Page Review

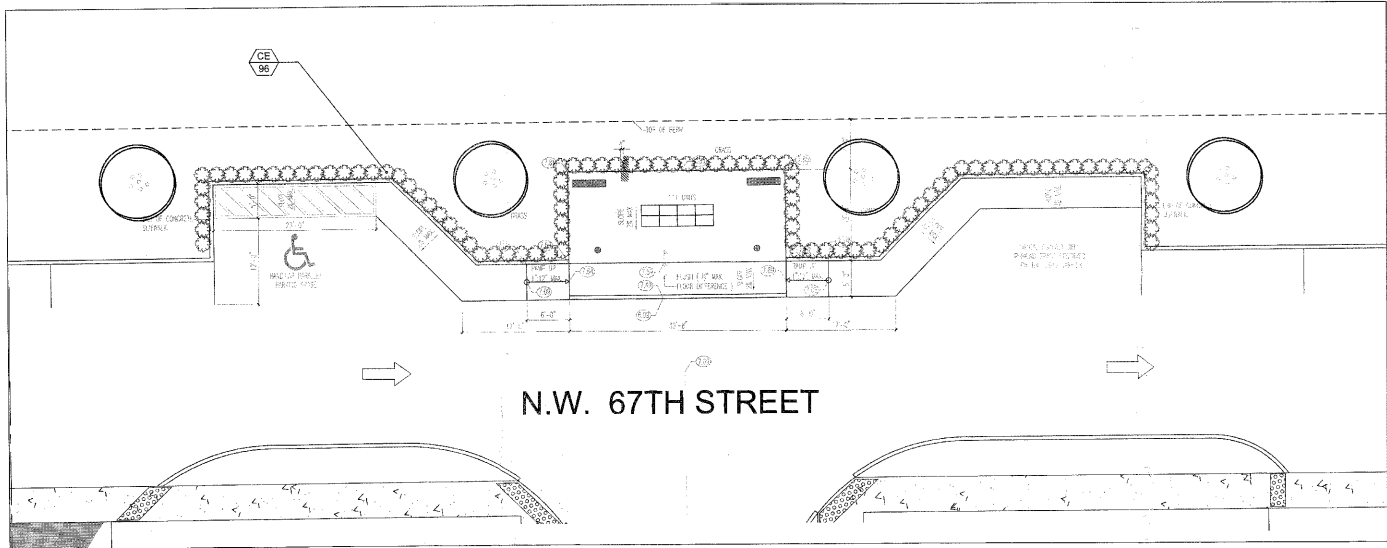
NO.	REVIEWER	DATE	REMARKS
1	K. J. S. (Signature)		
2			
3			
4			
5			
6			
7			
8			
9			
10			

S-3

1 OF 3 SHEETS

PROCESS

DO NOT REMOVE VOIDED SHEETS



LANDSCAPE PLAN

Scale: 1"=10'-0"

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
○	4	*Clusia rosea PITCH APPLE	12' HT. X 5" SPR. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	56	*Conocarpus erectus GREEN BUTTWOOD	30" HT. X 24" SPR. / 24" O.C.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

City of Doral BUILDING DEPARTMENT Page Review			
By	Checklist	Reviewed by	Date
	Complete		
	Checklist		
	Per		
	Reviewed		
	Reviewed		
	Reviewed		
	Reviewed		
	Reviewed		
	Reviewed		





1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

ROAD 10 FEE 10 SCHOOL 10
IMPACT FIRE NOT RECORDED
Accessory - Mail Kiosk
JAN 30 2015
MIAMI-DADE COUNTY
APPROVED [Signature]

MAH015004005

City of Coral BUILDING DEPARTMENT Plan Review Approval			
Permit Number	2015 01 0042		
Job Address	10523 NW 67 St.		
Radio Number	35 3017 001	6249	
	Processor Approved	Date	
Zoning	<i>[Signature]</i> 1/18/15		
Building	<i>[Signature]</i> 1/21/15		
Fire			
Structural	<i>[Signature]</i> 1/18/15		
Electrical	<i>PW</i>	02-06-15	
Mechanical			
Plumbing			
Flood	<i>(PW)</i>	1/18/15	
<i>PW</i>	<i>NH-HR</i>	1/18/15	
Agreement Subject to Departmental Rules & Regulations Florida Statute § 170.40(2)(c)			
I Agree to pay fees as stated on the Fee Schedule and to accept all applicable laws, codes, rules and regulations.			

50010502

JOB COPY

[illegible]

DERM
PLAN REVIEW
FINAL
APPROVAL

DEPARTMENT OF ENVIRONMENTAL
RESOURCES MANAGEMENT

ORE REVIEWER (PRINT):

SIGNATURE

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3D

We are inquiring to see if speedbumps can be added along NW 105 CT? I have attached a sitemap indicating where we think the best placement of speedbumps would be installed, to help prevent incidents from people walking across this road. We would appreciate it, if you present this to the board during your meeting in November.



Brian Strickland
Asset Director



 brian.strickland@livebryten.com

 www.livebryten.com  [904.648.2465](tel:904.648.2465)

 [727.498.8823](tel:727.498.8823)

 [150 2nd Ave. N., Suite 710, Saint Petersburg, FL 33701](#)

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

Bryten® is a registered trademark of Bryten Real Estate Partners LLC (BREP), a private Delaware company. The Bryten trademark is used by: (i) BREP FL LLC (ii) BREP MID ATLANTIC LLC, (iii) BREP SFL LLC, (iv) REP NY, (v) BREP JV LLC, (vi) Bryten Real Estate Partners LLC, and (vii) Morrison Ekre & Bart Management Services Inc. All these entities are separate private companies, operating individually in different regions across the U.S. Throughout this communication the use of personal pronouns "we," "our," "us," refer to the Bryten trademark, not to BREP or any other parent, subsidiary, or affiliate legal entity. No parent, subsidiary or affiliated entity has any authority to obligate or bind BREP or any other parent, subsidiary, or affiliate entity. Not all affiliates operate under the Bryten name. For property-specific information, please contact the local community directly.











**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3E



Landmark at Doral Homeowner's Association
10220 NW 66th Street, Doral, FL 33178
786-310-2120

Date: October 6, 2025

To: Community Development District (CDD) Board

Subject: Proposal for Field Operations Liaison Agreement

Contract Term: November 15, 2025 – September 30, 2026

Proposal / Invoice #001

<u>Description</u>	<u>Details</u>
Position Title	Field Operations Liaison
Scope of Work	Liaison to act as intermediary between the HOA and the CDD Field Operations Department. Duties will include coordinating service requests, monitoring maintenance progress, communicating with vendors, and reporting status updates.
Weekly Commitment	No more than 12 hours per week. Days and hours to be determined mutually.
Compensation	Hourly rate (TBD) or a set flat rate not to exceed \$2,084.00 per month (\$25,000 for the term of the contract). Final payment structure to be agreed upon.
Contact Infrastructure	Liaison will be assigned a dedicated email address and phone line for CDD-related communications (TBD).
Contract Term	November 15, 2025 – September 30, 2026
Billing	Monthly invoice to be submitted by the 5th of each month for hours worked or according to agreed-upon payment schedule.

Note: Contract will be for November 15th – September 30th, 2025. This proposal is submitted for placement on the upcoming agenda for CDD Board consideration. Upon board approval, counsel will draft the formal contract the following day.

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

3F

13476 SW 22nd Street
Miramar, FL 33027
Thepressurecleaningman@gmail.com
www.thepressurecleaningman.com
Cell: (954)328-8964
License Dade County No. 14BS00064
License Broward County No. 11-RP-17299-X
Office number (954)995-2356



The Pressure Cleaning Man inc.

Estimate

For:	Landmark at Doral CDD	Estimate No:	4009
	victor@unusmgmt.com	Date:	09/29/2025
	10220 NW 66 Street		
	Doral FL 33178		

Description	Amount
-------------	--------

Pricing per Service (2026 – 2027 Contract Years)

Please refer to the attached map for the areas designated in yellow, indicating the pressure cleaning zones.	\$21,250.00
--	-------------

- Sidewalks
- Curbs
- Swales

Please refer to the attached map for the areas designated in Orange, indicating the pressure cleaning zones.

- Sidewalks
- Curbs
- Swales

Description

Amount

Process & Disclaimer: Groundwork Commercial

Pressure Cleaning employs water and pressure to effectively remove algae from surfaces, utilizing a circular surface cleaner for optimal results. Additionally, a light wash-down of areas may be included to eliminate any residual dirty water resulting from the cleaning process. It's important to note that pressure washing ground work does not automatically remove gum, rust stains, tire marks, or oil stains unless specifically stated otherwise in the estimate content.

Oil & Grease: The vendor cannot guarantee the full removal of oil or grease stains. Generally, our technique achieves a removal rate ranging from 50% to 80%.

Please be aware that the aforementioned stains require special chemicals or techniques for effective treatment.

Light chemical spray on all areas after pressure cleaning, enhancing the longevity and cleanliness of areas.

Warranty for 4 months on all areas being pressure cleaned, this does not include unlevelled sidewalks where water accumulates into puddles. The chemical application only warranties any algae reappearance, it does not cover any rust marks due to well water or tree stains due to leafs.

Subtotal	\$21,250.00
Total	\$21,250.00

Total	\$21,250.00
-------	-------------

Notes

Pricing may change if job specifications/materials change.

Payments done via third parties, i.e. Avid exchange, are subject to a 3.5% processing fee.

By engaging in business with The Pressure Cleaning Man, you agree that, in the event of non-payment, we may sell the debt to a third-party collection agency. This may result in additional costs and potential credit score implications, so we encourage prompt communication to resolve outstanding balances directly with us.

We look forward to working with you!

The Pressure Cleaning Man
inc.

Client's signature

Landmark 2nd area.jpeg



**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4

**Landmark at Doral
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2024

Landmark at Doral Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

TABLE OF CONTENTS

FINANCIAL SECTION	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-27
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	28-29
MANAGEMENT LETTER	30-32
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	33



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Landmark at Doral Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Landmark at Doral Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Landmark at Doral Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Landmark at Doral Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 15, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Landmark at Doral Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

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

August 15, 2025

Landmark at Doral Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

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

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

Landmark at Doral Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's assets exceeded liabilities by \$20,519,295 (net position). Net investment in capital assets was \$19,321,589, restricted net position was \$496,610 and unrestricted net position was \$701,096.
- ◆ Governmental activities revenues totaled \$1,928,603, while governmental activities expenses totaled \$1,960,967.

Landmark at Doral Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 718,051	\$ 551,607
Restricted assets	1,342,291	1,255,602
Intangible assets	334,900	334,900
Capital assets	32,702,767	33,738,615
Total Assets	<u>35,098,009</u>	<u>35,880,724</u>
Current liabilities	979,119	973,256
Non-current liabilities	13,599,595	14,355,809
Total Liabilities	<u>14,578,714</u>	<u>15,329,065</u>
Net Position		
Net investment in capital assets	19,321,589	19,629,942
Restricted net position	496,610	405,846
Unrestricted	<u>701,096</u>	<u>515,871</u>
Total Net Position	<u>\$ 20,519,295</u>	<u>\$ 20,551,659</u>

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

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

The decrease in capital assets is the result of current year depreciation.

The decrease in net investment in capital assets is primarily due to depreciation in excess of principal payments on long-term debt.

**Landmark at Doral Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 1,852,834	\$ 1,794,848
General Revenues		
Miscellaneous income	3,000	-
Investment earnings	72,769	56,439
Total Revenues	<u>1,928,603</u>	<u>1,851,287</u>
Expenses		
General government	208,513	152,706
Physical environment	1,248,154	1,199,627
Interest and other charges	504,300	522,696
Total Expenses	<u>1,960,967</u>	<u>1,875,029</u>
Change in Net Position	(32,364)	(23,742)
Net Position - Beginning of Year	<u>20,551,659</u>	<u>20,575,401</u>
Net Position - End of Year	<u>\$ 20,519,295</u>	<u>\$ 20,551,659</u>

The increase in charges for services is related to the increase in special assessments levied in the current year.

The increase in general government is primarily the result of the increase in engineering and legal fees in the current year.

The increase in physical environment is mainly related to the increase in landscape improvements in the current year.

**Landmark at Doral Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

Description	Governmental Activities	
	2024	2023
Land	\$ 17,100,000	\$ 17,100,000
Construction in progress	770,512	769,104
Infrastructure	31,622,055	31,591,011
Equipment	5,000	5,000
Accumulated depreciation	(16,794,800)	(15,726,500)
Total Capital Assets, Net	<u>\$ 32,702,767</u>	<u>\$ 33,738,615</u>

Current year activity consisted of additions to construction in progress, \$1,408, additions to infrastructure, \$31,044, and depreciation, \$1,068,300.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because there were less median light installation and environmental investigation expenditures than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In March 2016, the District issued \$2,840,000 Series 2016 Special Assessment Bonds with varying interest rates from 3.75% to 5.0%. These bonds were issued to finance the acquisition and construction of the East Parcel Project. As of September 30, 2024, \$2,416,000 of Series 2016 Bonds were still outstanding.
- ◆ In November 2019, the District issued \$10,575,000 Series 2019 A-1 Special Assessment Refunding Bonds with a fixed interest rate of 3.0%. These bonds were issued to refund the Series 2006A Special Assessment Bonds. As of September 30, 2024, \$8,365,000 of Series 2019 A-1 Bonds were still outstanding.
- ◆ In November 2019, the District issued \$4,330,000 Series 2019 Special Assessment Refunding Bonds with varying interest rates from 3.125% to 4.00%. These bonds were issued to refund the Series 2006A Special Assessment Bonds. As of September 30, 2024, \$3,460,000 of Series 2019 Bonds were still outstanding.

**Landmark at Doral Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Landmark at Doral Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Landmark at Doral Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Landmark at Doral Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Landmark at Doral Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
Assets	
Current Assets	
Cash	\$ 708,148
Assessments receivable	9,903
Total Current Assets	<u>718,051</u>
Non-current Assets	
Restricted Assets	
Investments	1,342,291
Intangible Assets	
Mitigation credits	334,900
Capital assets, not being depreciated	
Land	17,100,000
Construction in progress	770,512
Capital assets, being depreciated	
Infrastructure	31,622,055
Equipment	5,000
Accumulated depreciation	<u>(16,794,800)</u>
Total Non-current Assets	<u>34,379,958</u>
Total Assets	<u>35,098,009</u>
Liabilities	
Current Liabilities	
Accounts payable and accrued expenses	17,474
Due to others	5,659
Accrued interest	207,986
Bonds payable	748,000
Total Current Liabilities	<u>979,119</u>
Non-current Liabilities	
Bonds payable, net	<u>13,599,595</u>
Total Liabilities	<u>14,578,714</u>
Net Position	
Net investment in capital assets	19,321,589
Restricted for debt service	496,610
Unrestricted	701,096
Total Net Position	<u><u>\$ 20,519,295</u></u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (208,513)	\$ 306,946	\$ 98,433
Physical environment	(1,248,154)	281,907	(966,247)
Interest and other charges	(504,300)	1,263,981	759,681
Total Governmental Activities	<u>\$ (1,960,967)</u>	<u>\$ 1,852,834</u>	<u>(108,133)</u>
General Revenues			
			72,769
			3,000
			<u>75,769</u>
			Change in Net Position (32,364)
			Net Position - October 1, 2023 <u>20,551,659</u>
			Net Position - September 30, 2024 <u>\$ 20,519,295</u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service 16	Debt Service 19	Capital Projects	Total Governmental Funds
Assets					
Cash and cash equivalents	\$ 708,148	\$ -	\$ -	\$ -	\$ 708,148
Assessments receivable	1,254	-	8,649	-	9,903
Due from other funds	1,236	-	-	-	1,236
Restricted Assets					
Investments	-	195,889	1,133,260	13,142	1,342,291
Total Assets	<u>\$ 710,638</u>	<u>\$ 195,889</u>	<u>\$ 1,141,909</u>	<u>\$ 13,142</u>	<u>\$ 2,061,578</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable and accrued expenses	\$ 17,474	\$ -	\$ -	\$ -	\$ 17,474
Due to others	717	-	4,942	-	5,659
Due to other funds	-	-	1,236	-	1,236
Total Liabilities	<u>18,191</u>	<u>-</u>	<u>6,178</u>	<u>-</u>	<u>24,369</u>
Deferred Inflows of Resources					
Unavailable revenues	<u>1,254</u>	<u>-</u>	<u>8,649</u>	<u>-</u>	<u>9,903</u>
Fund Balances					
Restricted for debt service	-	195,889	1,127,082	-	1,322,971
Restricted for capital projects	-	-	-	13,142	13,142
Assigned for operating reserves	148,539	-	-	-	148,539
Unassigned	<u>542,654</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>542,654</u>
Total Fund Balances	<u>691,193</u>	<u>195,889</u>	<u>1,127,082</u>	<u>13,142</u>	<u>2,027,306</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 710,638</u>	<u>\$ 195,889</u>	<u>\$ 1,141,909</u>	<u>\$ 13,142</u>	<u>\$ 2,061,578</u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 2,027,306
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$17,100 000, construction in progress, \$770,512, infrastructure, \$31,622,055, and equipment, \$5,000, net of accumulated depreciation, \$(16,794,800), used in governmental activities, are not current financial resources and therefore, are not reported at the fund level.	32,702,767
Intangible assets, mitigation credits, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	334,900
Long-term liabilities, including bonds payable, \$(14,241,000), net of bond premium, net, \$(120,115), and bond discount, net, \$13,520, are not due and payable in the current period and therefore, are not reported at the fund level.	(14,347,595)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(207,986)
Unavailable revenues are recognized as a deferred inflow of resources at the fund level, however, revenue is recognized when earned at the government-wide level.	9,903
Net Position of Governmental Activities	<u><u>\$ 20,519,295</u></u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service 16	Debt Service 19	Capital Projects	Total Governmental Funds
Revenues					
Special assessments	\$ 626,231	\$ 183,350	\$ 1,080,631	\$ -	\$ 1,890,212
Investment income	99	10,081	61,900	689	72,769
Miscellaneous revenue	3,000	-	-	-	3,000
Total Revenues	<u>629,330</u>	<u>193,431</u>	<u>1,142,531</u>	<u>689</u>	<u>1,965,981</u>
Expenditures					
Current					
General government	195,829	1,831	10,853	-	208,513
Physical environment	179,854	-	-	-	179,854
Capital outlay	31,044	-	-	1,408	32,452
Debt Service					
Principal	-	60,000	660,000	-	720,000
Interest	-	120,573	401,475	-	522,048
Total Expenditures	<u>406,727</u>	<u>182,404</u>	<u>1,072,328</u>	<u>1,408</u>	<u>1,662,867</u>
Net Change in Fund Balances	222,603	11,027	70,203	(719)	303,114
Fund Balances - October 1, 2023	<u>468,590</u>	<u>184,862</u>	<u>1,056,879</u>	<u>13,861</u>	<u>1,724,192</u>
Fund Balances - September 30, 2024	<u>\$ 691,193</u>	<u>\$ 195,889</u>	<u>\$ 1,127,082</u>	<u>\$ 13,142</u>	<u>\$ 2,027,306</u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 303,114
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$32,452, was exceeded by depreciation, \$(1,068,300), in the current year.	(1,035,848)
Principal payments on long-term debt are recorded as expenditures at the fund level, however, they reduce liabilities at the government-wide level.	720,000
Bond premium/discount is amortized as interest over the life of the bonds at the government-wide level. This is the current year net amortization.	8,214
At the fund level, revenues are recognized when they become available; however, revenues are recognized when they are earned at the government-wide level. This is the current year change in earned revenue that was not available	(37,378)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	9,534
Change in Net Position of Governmental Activities	<u>\$ (32,364)</u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 622,667	\$ 622,667	\$ 626,231	\$ 3,564
Investment income	-	-	99	99
Miscellaneous revenue	-	-	3,000	3,000
Total Revenues	<u>622,667</u>	<u>622,667</u>	<u>629,330</u>	<u>6,663</u>
Expenditures				
Current				
General government	143,837	143,837	195,829	(51,992)
Physical environment	276,325	276,325	179,854	96,471
Capital outlay	<u>15,000</u>	<u>15,000</u>	<u>31,044</u>	<u>(16,044)</u>
Total Expenditures	<u>435,162</u>	<u>435,162</u>	<u>406,727</u>	<u>28,435</u>
Net Change in Fund Balances	187,505	187,505	222,603	35,098
Fund Balances - October 1, 2023	<u>323,275</u>	<u>323,275</u>	<u>468,590</u>	<u>145,315</u>
Fund Balances - September 30, 2024	<u><u>\$ 510,780</u></u>	<u><u>\$ 510,780</u></u>	<u><u>\$ 691,193</u></u>	<u><u>\$ 180,413</u></u>

See accompanying notes to financial statements.

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

The District was established on September 2, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by the Miami-Dade County Board of County Commissioners, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Landmark at Doral Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

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

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

2. Measurement Focus and Basis of Accounting

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

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

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

Debt Service Fund 16 – This fund is used to account for the debt service payments associated with the Series 2016 Special Assessment Bonds.

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund 19 – This fund is used to account for the debt service payments associated with the Series 2019 Special Assessment Refunding Bonds.

Capital Projects Fund – The Capital Projects Fund accounts for construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

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

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

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

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Budgets

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

c. Capital Assets

Capital assets, which includes land, construction in progress, infrastructure and equipment, are reported in the governmental activities column.

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

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

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

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

Equipment	10 years
Infrastructure	25-30 years

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Liabilities, Deferred Inflows of Resources and Net Position or Equity
(Continued)**

d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

e. Unamortized Bond Discount/Premium

Bond discounts and premiums are presented on the government-wide financial statements. They are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount/premium is netted with the applicable long-term debt.

NOTE B – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$720,297 and the carrying value was \$708,148. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligations Fund	31 days*	<u>\$ 1,342,291</u>

* Maturity is a weighted average maturity.

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

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

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

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investment in First American Government Obligations Fund were rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the First American Government Obligations Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical. The District considers any decline in fair value for certain investments to be temporary.

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 17,100,000	\$ -	\$ -	\$ 17,100,000
Construction in progress	769,104	1,408	-	770,512
Total Capital Assets, Not Depreciated	<u>17,869,104</u>	<u>1,408</u>	<u>-</u>	<u>17,870,512</u>
Capital assets, being depreciated:				
Infrastructure	31,591,011	31,044	-	31,622,055
Equipment	5,000	-	-	5,000
Accumulated depreciation	<u>(15,726,500)</u>	<u>(1,068,300)</u>	<u>-</u>	<u>(16,794,800)</u>
Capital Assets, Being Depreciated, Net	<u>15,869,511</u>	<u>(1,037,256)</u>	<u>-</u>	<u>14,832,255</u>
Total Capital Assets, Net	<u>\$ 33,738,615</u>	<u>\$ (1,035,848)</u>	<u>\$ -</u>	<u>\$ 32,702,767</u>

Depreciation of \$1,068,300 was charged to physical environment.

NOTE D – LONG-TERM DEBT

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Bonds

\$2,840,000 Series 2016 Special Assessment Bonds are due in annual principal installments beginning May 2017 and maturing May 2046. Interest at varying rates of 3.75% to 5.0% is due each May and November beginning November 2016.

\$ 2,416,000

Special Assessment Refunding Bonds

\$10,575,000 Series 2019 A-1 Special Assessment Refunding Bonds are due in annual principal installments beginning May 2020 and maturing May 2038. Interest at a fixed rate of 3% is due each May and November beginning May 2020.

8,365,000

\$4,330,000 Series 2019 A-2 Special Assessment Refunding Bonds are due in annual principal installments beginning May 2020 and maturing May 2038. Interest at varying rates of 3.125% to 4.00% is due each May and November beginning May 2020.

3,460,000

Long-term debt at September 30, 2024

14,241,000

Plus bond premium, net

120,115

Less bond discount, net

(13,520)

Long-term debt, net

\$ 14,347,595

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 748,000	\$ 499,166	\$ 1,247,166
2026	767,000	474,893	1,241,893
2027	795,000	449,960	1,244,960
2028	823,000	424,116	1,247,116
2029	847,000	397,343	1,244,343
2030-2034	4,692,000	1,546,328	6,238,328
2035-2039	4,508,000	680,440	5,188,440
2040-2044	719,000	197,000	916,000
2045-2046	342,000	25,849	367,849
Totals	<u>\$ 14,241,000</u>	<u>\$ 4,695,095</u>	<u>\$ 18,936,095</u>

Summary of Significant Bond Resolution Terms and Covenants

The Series 2016 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after May 1, 2026 at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date. The Series 2019 A-1 and Series 2019 A-2 Bonds (collectively, the Series 2019 Bonds) are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after May 1, 2030 at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

The Series 2016, and Series 2019 A-1 and A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Landmark at Doral Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Depository Funds

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

1. Series 2016 Reserve Fund – The Series 2016 Reserve Account is funded from the proceeds of the Series 2016 Bonds in an amount equal to \$90,075. Amounts held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Series 2019 Reserve Fund – The Series 2019 Reserve Accounts are funded from the proceeds of the Series 2019 Bonds in an amount equal to fifty percent of the maximum annual debt service outstanding on the respective Series 2019 Bonds. Amounts held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2016 Special Assessment Bonds	\$ 98,526	\$ 90,075
Series 2019 A-1 Senior Special Assessment Refunding Bonds	\$ 366,800	\$ 366,800
Series 2019 A-2 Subordinate Special Assessment Refunding Bonds	\$ 161,500	\$ 161,500

NOTE E – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage in the past three years.



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Landmark at Doral Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 15, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Landmark at Doral Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Landmark at Doral Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Landmark at Doral Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
Landmark at Doral Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Landmark at Doral Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

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

August 15, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Landmark at Doral Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated August 15, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 15, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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

To the Board of Supervisors
Landmark at Doral Community Development District

Financial Condition and Management

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Landmark at Doral Community Development District. It is management's responsibility to monitor the Landmark at Doral Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

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

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 2
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$92,551.54
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



To the Board of Supervisors
Landmark at Doral Community Development District

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$416.85 for the General Fund and \$1,300.65 - \$1,630.15 for the Debt Service Funds.
- 2) The amount of special assessments collected by or on behalf of the District was \$1,890,212.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: The bonds outstanding are \$2,416,000 Series 2016 maturing May 2046 at various interest rates between 3.75% - 5.00%, \$8,365,000 Series 2019 A-1 maturing May 2038 at a fixed interest rate of 3%, and \$3,460,000 Series 2019 A-2 maturing May 2038 at various interest rates between 3.125% - 4.000%.

Additional Matters

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

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

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

August 15, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

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

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

We have examined Landmark at Doral Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Landmark at Doral Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Landmark at Doral Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Landmark at Doral Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Landmark at Doral Community Development District's compliance with the specified requirements.

In our opinion, Landmark at Doral Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

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

August 15, 2025

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

4A

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK
AT DORAL COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED BASIC FINANCIAL STATEMENTS FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Basic Financial Statements for Fiscal Year 2024;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT
DISTRICT;**

1. The Audited Basic Financial Statements for Fiscal Year 2024 heretofore submitted to the Board are hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and

2. A verified copy of said Audited Basic Financial Statements for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 19th day of November, 2025.

ATTEST:

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Landmark at Doral Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Miami-Dade County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Landmark at Doral Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Miami-Dade County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Juan Carlos Tellez and Seat 3, currently held by Jorge Finol, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each

subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2025.

Attest:

**LANDMARK AT DORAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Landmark at Doral Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami-Dade County Elections Department located at 2700 NW 87 Avenue, Miami, Florida 33172, (305) 499-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Landmark at Doral Community Development District has three (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.

District Manager
Landmark at Doral Community Development District

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Landmark at Doral Community Development District (the “**District**”) previously adopted its budget for fiscal year 2024/2025;

WHEREAS, the Board desires to relocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by Section 189.016, Florida Statutes, to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the “**Amended Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Landmark at Doral Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.

3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remains in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of November 2025.

Attest:

**Landmark at Doral Community Development
District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: 2024/2025 Amended Budget

Exhibit A: 2024/2025 Amended Budget

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	<u>FY 2025 Actual</u>	<u>FY 2025 Adopted Budget</u>	<u>Budget to Actual Variance</u>	<u>Proposed amendment Increase/ (Decrease)</u>	<u>FY2025 Amended Budget</u>
REVENUES					
Assessment levy: on-roll	\$ 516,118	\$ 512,115	\$ (4,003)	\$ 4,003	\$ 516,118
Individual lot holder assessment	358	-	(358)	358	358
Interest & miscellaneous	72	-	(72)	72	72
Total revenues	<u>516,548</u>	<u>512,115</u>	<u>(4,433)</u>	<u>4,433</u>	<u>516,548</u>
EXPENDITURES					
Professional & administrative					
Supervisors	9,043	4,304	(4,739)	4,739	9,043
Management/accounting/recording	42,520	42,520	-	-	42,520
Legal - general counsel	43,260		(43,260)	43,260	43,260
Billing, Cochran, Lyles, Mauro & Ramsey	-	18,000	18,000	(18,000)	-
Engineering	37,675	25,000	(12,675)	12,675	37,675
Audit	7,150	8,900	1,750	(1,750)	7,150
Accounting services - debt service	5,305	5,305	-	-	5,305
Assessment roll preparation	11,395	11,395	-	-	11,395
Arbitrage rebate calculation	750	1,500	750	(750)	750
Dissemination agent	3,500	3,500	-	-	3,500
Trustee	8,493	5,500	(2,993)	2,993	8,493
Postage & reproduction	270	500	230	(230)	270
Printing & binding	500	500	-	-	500
Legal advertising	3,878	3,000	(878)	878	3,878
Office supplies	-	500	500	(500)	-
Annual district filing fee	175	175	-	-	175
Insurance: general liability	20,663	7,878	(12,785)	12,785	20,663
ADA website compliance	-	210	210	(210)	-
Website	705	705	-	-	705
Contingencies	1,166	1,000	(166)	166	1,166
Total professional & administrative	<u>196,448</u>	<u>140,392</u>	<u>(56,056)</u>	<u>56,056</u>	<u>196,448</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed amendment Increase/ (Decrease)	FY2025 Amended Budget
Field operations					
Field operations management	38,400	38,400	-	-	38,400
Monitoring reports	-	3,600	3,600	(3,600)	-
Wetlands planting and earthwork	-	6,000	6,000	(6,000)	-
Wetland vegetation trimming	-	22,000	22,000	(22,000)	-
Area management services	3,990	6,628	2,638	(2,638)	3,990
Lake bank beautification	5,764	-	(5,764)	5,764	5,764
Irrigation rust control	16,240	-	(16,240)	16,240	16,240
Landscape maintenance & irrigation	288,978	294,654	5,676	(5,676)	288,978
Lake maintenance water mgmt	1,329	-	(1,329)	1,329	1,329
Conservation area mgmt service	312	-	(312)	312	312
Landscape irrigation repairs	17,025	15,000	(2,025)	2,025	17,025
Landscape improvements	746	-	(746)	746	746
Fountain	3,220	-	(3,220)	3,220	3,220
Fountain - O&M	13,735	13,000	(735)	735	13,735
Fence repair	-	7,500	7,500	(7,500)	-
Sidewalk repairs	21,725	32,000	10,275	(10,275)	21,725
Pressure washing	17,850	17,000	(850)	850	17,850
Environmental investigation	10,000	26,250	16,250	(16,250)	10,000
Annual permits	-	6,000	6,000	(6,000)	-
Roadway maintenance	-	1,000	1,000	(1,000)	-
Signage repairs	-	1,000	1,000	(1,000)	-
Installation of median lights	172,189	160,000	(12,189)	12,189	172,189
Installation of street lights	18,784	22,733	3,949	(3,949)	18,784
Drainage system maintenance	62,113	20,654	(41,459)	41,459	62,113
Property insurance	-	1,500	1,500	(1,500)	-
Utilities - irrigation	-	12,000	12,000	(12,000)	-
Utilities - electric	-	2,500	2,500	(2,500)	-
Utilities - street lights	-	12,000	12,000	(12,000)	-
Contingencies	7,149	9,000	1,851	29,149	38,149
Total field operations	699,549	730,419	30,870	130	730,549
Other fees and charges					
Property appraiser & tax collector	5,161	5,334	173	(173)	5,161
Total other fees and charges	5,161	5,334	173	(173)	5,161
Total expenditures	901,158	876,145	(25,013)	56,013	932,158
Excess/(deficiency) of revenues over/(under) expenditures	- (384,610)	(364,030)	20,580	(51,580)	(415,610)
Fund balance - beginning	691,192	623,051	(68,141)	68,141	691,192
Assigned					
3 months working capital	224,945	224,945	-	-	224,945
Doral Cay stormwater	34,067	34,067	-	-	34,067
Unassigned	47,570	9	(47,561)	16,561	16,570
Fund balance - ending	\$306,582	\$259,021	\$ (47,561)	\$ 16,561	\$ 275,582

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS A

INVOICE

Raptor Vac Systems
4122 22nd Ct
Homestead, FL 33033

operations@raptorvac.com
+1 (786) 694-0709



Bill to

Landmark at Doral CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Ship to

Landmark at Doral CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Invoice details

Invoice no.: 224
Terms: Net 30
Invoice date: 09/28/2025
Due date: 10/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Storm Drain Maintenance	Vac con combination sewer cleaner to clean two (2) storm drains and connecting pipelines adjacent to 6449 NW 104 Court, Doral. Service conducted on September 17, 2025.	1	\$850.00	\$850.00
					Total	\$850.00





Hello Kristen and Angel,

See attached images of yesterday's service at Landmark at the location listen in the subject line.

Summary of Findings

Water was found ponding on the east basin directly in front of unit 6449, this basin and french drain was cleaned as well as the one across the road. Basins had significant organic debris that was blocking the bottom of the baffle. Additionally, french drains were found to have significant sediment and heavy root infiltrations. All sediment and a large amount of roots were extracted, root pruning required for these locations to fully remove large roots.

The root presence at this time does not have a significant impact in the exfiltration capacity of the french drains, however, it is important to keep those at bay to prolong the life of the infrastructure.

This area is expected to perform much better during upcoming rain events.

Final cost \$850.00, that involved, basin cleaning, baffle removal, jetlining of pipelines, accessing structure and root cutting with hand tools at the opening of the pipeline. Will invoice later.

Ty,

--

Julian Romero

Raptor Vac-Systems, Inc.

Direct: 786-694-0709

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS B

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS BI

SETTLEMENT AGREEMENT and RELEASE

This Settlement Agreement and Release (the “**Agreement**”) is entered into between **MERIDIAN LOGISTICS INC.**, a Florida corporation d/b/a **DSP VIDEO SYSTEMS**, having its principal address at 6350 NW 99 Avenue, Doral, Florida 33178 and its mailing address at 8125 NW 114 Place, Doral, Florida 33178 (“**Meridian Logistics Inc.**”) and **LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami–Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”)(collectively, the “**Parties**”).

Recitals

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, is responsible for the operation, inspection, and maintenance of certain District infrastructure including landscaping and irrigation, within the boundaries of the District; and

WHEREAS, during a recent wet check conducted by the District’s landscaping and irrigation contractor, it was observed that significant damage had occurred to the irrigation lines located along the wall bordering the community known as the Mansions at Doral; and

WHEREAS, the District’s Field Manager contacted the property manager for the Mansions at Doral to advise of damages to the District’s irrigation system, which appear to be related to the recently installed camera systems at the Mansions at Doral, the lines for which have encroached approximately five (5) feet onto District-owned property and caused significant damage to the District’s irrigation system which required immediate repair by the District; and

WHEREAS, the property manager for the Mansions at Doral provided the District with the name and contact information of the contractor responsible for installing the camera lines at the Mansions at Doral, namely Meridian Logistics; and

WHEREAS, the District contacted Meridian Logistics and provided the costs of repairs for the damage to the District’s irrigation system and Meridian Logistics agreed to reimburse the District for the costs of repairing the damages to the District’s irrigation system by making monthly installment payments in the amount of Two Hundred Dollars (\$200.00) until the full balance of Two Thousand Six Hundred Dollars (\$2,600.00) has been paid in full, which balance shall be satisfied over a period of thirteen (13) months; and

WHEREAS, the Parties mutually desire to resolve this matter that is in their best interests and avoid further dispute.

Now, therefore, in consideration of the valuable consideration referred to in this Agreement, the receipt of which is acknowledged, the Parties agree as set forth herein.

1. **Recitals**. The above Recitals are a part of this Agreement.

2. **Effective Date.** The Effective Date of this Agreement is the date on which the last of the Party executes this Agreement.

3. **Settlement Payment.** Meridian Logistics shall pay the total sum of Two Thousand Six Hundred Dollars (\$2,600.00) (the “**Settlement Payment**”) to the District by making thirteen (13) consecutive monthly installment payments of Two Hundred Dollars (\$200.00) each. The first installment shall be due and payable within twenty (20) days of the Effective Date, with each subsequent installment due on the same day of each consecutive month thereafter, until the Settlement Payment is paid in full. All payments shall be made via check payable to Landmark at Doral CDD and delivered to 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

In the event Meridian Logistics fails to timely make any installment payment when due, Meridian Logistics shall be assessed a late fee of One Hundred Dollars (\$100.00) per missed installment, together with interest accruing on the unpaid balance at the rate of ten percent (10%) per annum until paid in full.

If Meridian Logistics fails to pay the Settlement Payment in full within thirteen (13) months of the Effective Date, the entire remaining balance of the Settlement Payment, together with accrued interest, late fees, and liquidated damages, shall become immediately due and payable without further demand. Meridian Logistics expressly acknowledges and agrees that, in the event of default, Meridian Logistics admits liability for the full Settlement Payment, accrued interest, late fees, and liquidated damages, and that the District shall be entitled to pursue all available remedies at law or in equity to enforce this obligation.

4. **Release by Meridian Logistics.** Meridian Logistics Inc., on behalf of itself and, as applicable, on behalf of its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “Meridian Logistics Inc. Releasors”), in consideration of the consideration in this Agreement, does fully release and discharge the District and, as applicable, its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “District Releasees”) forever from all manners of actions, charges, suits, debts, accounts, bonds, bills, covenants, contracts, controversies, damages, judgments, executions, claims, obligations, liabilities, and demands of any kind, which each may have had, now has, or may have in the future, whether known or unknown or suspected, relating to or arising out of the Demand Amount.

5. **Miscellaneous.**

a. **Authority.** The Parties have the authority to execute this Agreement.

b. **Entire Agreement.** This Agreement constitutes the sole agreement of the Parties with respect to the stated subject matter and supersedes all prior agreements of any type - written or oral. The Parties have not executed this Agreement in reliance on anything not expressly stated in this Agreement.

- c. Interpretation. This Agreement is the product of negotiation between the Parties and, so, in construing and interpreting it no provision should be construed or interpreted in favor of or against any Party.
- d. Waiver and Amendment. No waiver or amendment of any term, condition, or provision of this Agreement shall be valid unless in writing and signed by the Parties.
- e. Forum Selection, Choice of Law, and Attorney's Fees and Costs. Florida law governs this Agreement. All disputes arising out of or related to this Agreement will be litigated in the courts of Miami–Dade County, Florida. The prevailing party in any such action shall be entitled to its incurred expenses through appeal, including attorney’s fees and costs, from the non-prevailing party.
- f. Assignment. The Parties have not assigned any of the matters released in this Agreement, and they will not assign any obligation in this Agreement.
- g. Binding. This Agreement is binding on, inures to the benefit of, and is enforceable by, the Parties’ successors and assigns.
- h. Survival. The Parties’ representations and warranties contained in this Agreement survive the Effective Date.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The Parties, by their signatures below, represent they: (1) have read and fully understand this Agreement; (2) have been provided a reasonable opportunity to, and have both, consulted with counsel prior to signing this Agreement; and (3) voluntarily agree to all Agreement terms.

Witnesses:

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

Witness Signature
Printed Name:_____

By:_____
Printed Name:_____
Title:_____

Date signed:_____, 2025

Witness Signature
Printed Name:_____

STATE OF FLORIDA }
COUNTY OF MIAMI – DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of _____ 2025, by _____, as _____ of LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

Notary Public

Witnesses:

MERIDIAN LOGISTICS INC., a Florida
corporation d/b/a **DSP VIDEO SYSTEMS**

Witness Signature

Printed Name:_____

By:_____

Printed Name:_____

Title:_____

Date signed:_____, 2025

Witness Signature

Printed Name:_____

STATE OF FLORIDA }
COUNTY OF MIAMI – DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of ____ 2025, by _____, as _____ of Meridian Logistics, INC. d/b/a DSP Video Systems who is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

Notary Public

From: [Victor Castro](#)
To: [Gabriella A. Fernandez Perez](#); [Kristen Thomas](#)
Subject: FW: Landmark at Doral
Date: Wednesday, September 24, 2025 10:56:10 AM

FYI -

Regards,

Victor Castro
Operations Manager Landmark CDD

.....
UNUS PROPERTY MANAGEMENT LLC
Office_ 786-422-1142
Cell_ 786-363-9594
victor@UNUSmgmt.com
www.UNUSmgmt.com

From: bcocca dspcctv.com <bcocca@dspcctv.com>
Date: Wednesday, September 24, 2025 at 8:38 AM
To: Victor Castro <victor@unusmgmt.com>
Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>
Subject: Re: Landmark at Doral

Good morning, Mr. Castro,

Thank you for your message. To resolve this matter in a cordial and timely way, and under a full reservation of rights with no admission of liability, we confirm our willingness to cover the total amount claimed through a payment plan of USD \$200 per month.

Proposal:

- Monthly installment: USD \$200.
- Payments will be made via Zelle. Please confirm the recipient name and the phone/email associated with Zelle so we can send the first installment.
- Upon completion of the total payment, we will request a "Paid in Full" confirmation and a release for this matter.

At this time, this proposal reflects the most we can responsibly commit to while addressing the situation in an orderly and respectful manner, without our payments constituting an admission of liability. We look forward to your confirmation and, when available, the invoice so we can apply the payments.

Best regards,

Billy Cocca

From: Victor Castro <victor@unusmgmt.com>
Sent: Thursday, September 11, 2025 8:43 PM
To: bcocca dspcctv.com <bcocca@dspcctv.com>
Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>
Subject: Re: Landmark at Doral

Good evening, Mr. Cocca,

I would appreciate your confirmation that you received my email yesterday regarding the invoice for the repairs made to address the damages caused by your company.

Thank you.

Regards,

Victor Castro
Operations Manager Landmark CDD
.....
UNUS PROPERTY MANAGEMENT LLC
Office_ 786-422-1142
Cell_ 786-363-9594
victor@UNUSmgmt.com
www.UNUSmgmt.com

From: Victor Castro <victor@unusmgmt.com>
Date: Wednesday, September 10, 2025 at 9:35 PM
To: bcocca dspcctv.com <bcocca@dspcctv.com>
Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>
Subject: Re: Landmark at Doral

Please make the check out to Landmark At Doral CDD

From: Victor Castro <victor@unusmgmt.com>
Date: Wednesday, September 10, 2025 at 9:33 PM
To: bcocca dspcctv.com <bcocca@dspcctv.com>
Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>
Subject: Re: Landmark at Doral

Good evening, Mr. Cocca,

Attached is the invoice we paid for the damages caused by your company during the installation of the cameras for The Mansions community. Please let us know a convenient date and time for us to meet and collect a check from you. Thank you.

Regards,

Victor Castro

Operations Manager Landmark CDD

.....

UNUS PROPERTY MANAGEMENT LLC

Office_ 786-422-1142

Cell_ 786-363-9594

victor@UNUSmgmt.com

www.UNUSmgmt.com

From: Victor Castro <victor@unusmgmt.com>

Date: Thursday, August 21, 2025 at 6:19 PM

To: bcocca dspcctv.com <bcocca@dspcctv.com>

Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>

Subject: Re: Landmark at Doral

Hello Mr. Cocca,

Thank you for your response. I would like to inform you that the repairs have been completed by our vendor, Brightview.

We kindly request that payment for these repairs be processed by your company as soon as we receive the invoice from Brightview.

Thank you for your attention to this matter.

Regards,

Victor Castro

Operations Manager Landmark CDD

.....

UNUS PROPERTY MANAGEMENT LLC

Office_ 786-422-1142

Cell_ 786-363-9594

victor@UNUSmgmt.com

www.UNUSmgmt.com

From: bcocca dspcctv.com <bcocca@dspcctv.com>

Date: Thursday, August 21, 2025 at 6:00 PM

To: Victor Castro <victor@unusmgmt.com>

Cc: Yvonne Garcia <ygarcia@alliedpropertygroup.net>

Subject: Re: Landmark at Doral

Good afternoon Mr. Castro,

Thank you for your message. In order to send our crew to repair the damaged sprinkler lines, we just need to know the location of the irrigation pump/controller so we can turn on the system and identify the affected points.

Once we have that information, we will proceed with the repairs right away.

Best regards,

Billy Cocca

Sent from my iPhone

On Aug 20, 2025, at 4:40 PM, Victor Castro <victor@unusmgmt.com> wrote:

Good afternoon, Ms. Garcia,

I hope this message finds you well. I am reaching out to arrange a meeting at the location where the irrigation lines were damaged. I would appreciate it if your contractor could also attend, as I believe their input will help us resolve this matter as quickly as possible.

Thank you, and I look forward to your response.

Regards,

Victor Castro

Operations Manager Landmark CDD

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS BII**

SETTLEMENT AGREEMENT and RELEASE

This Settlement Agreement and Release (the “**Agreement**”) is entered into between **THE MANSIONS AT DORAL COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, having its principal and mailing address at 12350 SW 132 Court, Suite 114, Miami, Florida 33186 (“**Mansions at Doral**”) and **LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Miami–Dade County, Florida, and having offices at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”)(collectively, the “**Parties**”).

Recitals

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, is responsible for the operation, inspection, and maintenance of certain District infrastructure including landscaping and irrigation, within the boundaries of the District; and

WHEREAS, during a recent wet check conducted by the District’s landscaping and irrigation contractor, it was observed that significant damage had occurred to the irrigation lines located along the wall bordering the community known as the Mansions at Doral; and

WHEREAS, the District’s field manager contacted the property manager for the Mansions at Doral to advise of damages to the District’s irrigation system, which appear to be related to the recently installed camera systems at the Mansions at Doral, the lines for which have encroached approximately five (5) feet onto District-owned property and caused significant damage to the District’s irrigation system which required immediate repair by the District; and

WHEREAS, the District contacted Mansions at Doral and provided the costs of repairs for the damage to the District’s irrigation system, and Mansions at Doral agreed to reimburse the District for the full amount of Two Thousand Six Hundred Dollars (\$2,600.00) representing the total cost of repairing the damages to the District’s irrigation system; and

WHEREAS, the Parties mutually desire to resolve this matter that is in their best interests and avoid further dispute.

Now, therefore, in consideration of the valuable consideration referred to in this Agreement, the receipt of which is acknowledged, the Parties agree as set forth herein.

1. **Recitals**. The above Recitals are a part of this Agreement.
2. **Effective Date**. The Effective Date of this Agreement is the date on which the last of the Party executes this Agreement.
3. **Settlement Payment**. Mansions at Doral shall pay the total sum of **TWO THOUSAND SIX HUNDRED DOLLARS (\$2,600.00)** (the “Settlement Payment”) to the District in a single lump-sum payment due upon execution of this Agreement. All payments shall be made via check

payable to Landmark at Doral CDD and delivered to 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

If Mansions at Doral fails to remit the Settlement Payment in full upon execution of this Agreement, such failure shall constitute a default under this Agreement (“Event of Default”). Upon the occurrence of an Event of Default and during its continuance, the entire unpaid Settlement Payment shall become immediately due and payable without further notice or demand. In such event, the District may exercise any and all rights and remedies available to it at law or in equity to enforce payment and recover any costs or expenses incurred in connection therewith, including reasonable attorney’s fees and costs.

4. **Release by Mansions at Doral.** The Mansions at Doral Community Association, Inc., on behalf of itself and, as applicable, on behalf of its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “Mansions at Doral Inc. Releasors”), in consideration of the consideration in this Agreement, does fully release and discharge the District and, as applicable, its officers, directors, parent/subsidiary/related/affiliate/predecessor/successor entities, employees, staff, agents, representatives, and assigns (the “District Releasees”) forever from all manners of actions, charges, suits, debts, accounts, bonds, bills, covenants, contracts, controversies, damages, judgments, executions, claims, obligations, liabilities, and demands of any kind, which each may have had, now has, or may have in the future, whether known or unknown or suspected, relating to or arising out of the Demand Amount.

5. **Encroachments on District Owned Property.** The Mansions at Doral Community Association, Inc., acknowledges and agrees that any future installation, construction, maintenance, repair, or other work involving or affecting District-owned property, infrastructure, easements, or improvements, including, without limitation, any activity that would encroach onto District-owned property, shall require the prior written consent of the District Manager or the Board of Supervisors of the Landmark at Doral Community Development District. No such work or encroachment may occur without prior written approval, and the District expressly reserves all rights and remedies available at law or in equity with respect to any unauthorized entry, interference, or encroachment upon District-owned property.

6. **Miscellaneous.**

- a. **Authority.** The Parties have the authority to execute this Agreement.
- b. **Entire Agreement.** This Agreement constitutes the sole agreement of the Parties with respect to the stated subject matter and supersedes all prior agreements of any type - written or oral. The Parties have not executed this Agreement in reliance on anything not expressly stated in this Agreement.
- c. **Notice.** Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **Landmark at Doral Community Development District**
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attention: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

With copy to: **The Mansions at Doral Community Association, Inc.**
c/o Allied Property Group
12350 SW 132 Court, Suite 114
Miami, Florida 33186
Attention: President

With copy to: **The Mansions at Doral**
3300 NW 112th Avenue
Doral, Florida 33172
Attention: Yvonne Garcia

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

- d. Interpretation. This Agreement is the product of negotiation between the Parties and, so, in construing and interpreting it no provision should be construed or interpreted in favor of or against any Party.
- e. Waiver and Amendment. No waiver or amendment of any term, condition, or provision of this Agreement shall be valid unless in writing and signed by the Parties.
- f. Forum Selection, Choice of Law, and Attorney's Fees and Costs. Florida law governs this Agreement. All disputes arising out of or related to this Agreement

will be litigated in the courts of Miami–Dade County, Florida. Each party shall bear its own attorney’s fees and costs incurred in connection with any action or proceeding arising out of or relating to this Agreement.

- g. Assignment. The Parties have not assigned any of the matters released in this Agreement, and they will not assign any obligation in this Agreement.
- h. No Third Party Beneficiaries. This Agreement is entered into solely for the benefit of the Parties hereto and their respective successors and permitted assigns. Nothing contained herein, express or implied, is intended to confer upon, or shall be construed as conferring upon, any person or entity other than the Parties any rights, remedies, or claims under or by reason of this Agreement, including as a third-party beneficiary or otherwise.
- i. Binding. This Agreement is binding on, inures to the benefit of, and is enforceable by, the Parties’ successors and assigns.
- j. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- k. Survival. The Parties’ representations and warranties contained in this Agreement survive the Effective Date.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

The Parties, by their signatures below, represent they: (1) have read and fully understand this Agreement; (2) have been provided a reasonable opportunity to consult with counsel prior to signing this Agreement; and (3) voluntarily agree to all Agreement terms.

Witnesses:

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes

Witness Signature
Printed Name:_____

By:_____
Printed Name:_____
Title:_____

Date signed:_____, 2025

Witness Signature
Printed Name:_____

STATE OF FLORIDA }
COUNTY OF MIAMI – DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of _____ 2025, by _____, as _____ of LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

Notary Public

Witnesses: (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.)

THE MANSIONS AT DORAL COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

Witness Signature
Printed Name:_____

By:_____
Printed Name:_____
Title:_____

Date signed:_____, 2025

Witness Signature
Printed Name:_____

STATE OF FLORIDA }
COUNTY OF MIAMI – DADE }

The foregoing instrument was acknowledged before me by means of [__] physical presence or [__] online notarization, this ____ day of _____ 2025, by _____, as _____ of THE MANSIONS AT DORAL COMMUNITY ASSOCIATION, INC., who is personally known to me or has produced _____ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

My commission expires:

Notary Public

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

RATIFICATION ITEMS C

Proposal for Extra Work at Landmark at Doral CDD

Property Name	Landmark at Doral CDD	Contact	Landmark at Doral CDD Board Member
Property Address	2300 Glades Rd Ste 410W Suite 410W Boca Raton, FL 33431	To	Landmark at Doral CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431
Project Name	Removal and disposal of downed tree hit by car near NW 66 St and 105 Place		
Project Description	Removal and disposal of downed tree hit by car near NW 66 St and 105 Place		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Removal and disposal of downed tree hit by car near NW 66 St and 105 Place
1.00	LUMP SUM	Equipment Fee - Stump grinder
0.50	CUBIC YARD	Soil to fill hole
0.25	PALLET	Sod

For internal use only

SO# 8763373
JOB# 353800030
Service Line 130

Total Price \$1,639.31

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
4155 East Mowry Dr, Homestead, FL 33033 ph. (305) 258-8011 fax (305) 258-0809

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title	Authorized Board Member
		Signature
Landmark at Doral CDD Board Member	Date	September 19, 2025

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Account Manager Exterior
Shannon Denouden		September 19, 2025
Printed Name	Date	

Job #: 353800030

SO #: 8763373

Proposed Price: \$1,639.31

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

8

**CONSENT
AGENDA**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2016	Debt Service Series 2019	Capital Projects Series 2016	
ASSETS					
Cash - SunTrust	\$ 321,393	\$ -	\$ -	\$ -	\$ 321,393
Investments					
Revenue	-	97,943	674,519	-	772,462
Reserve	-	102,647	366,800	-	469,447
2019A-2 Reserve 2008	-	-	161,500	-	161,500
Principal	-	-	1	-	1
Construction	-	93	-	13,599	13,692
Due from debt service 2019	1,236	-	-	-	1,236
Prepaid expenses	43,482	-	-	-	43,482
Due from Merged	896	-	6,178	-	7,074
Total assets	<u>\$ 367,007</u>	<u>\$ 200,683</u>	<u>\$ 1,208,998</u>	<u>\$ 13,599</u>	<u>\$ 1,790,287</u>
LIABILITIES					
Liabilities					
Due to other funds					
General fund	\$ -		\$ 1,236	\$ -	\$ 1,236
Accounts payable	48,038				\$ 48,038
Accounts payable -Onsite	11,245	-	-	-	11,245
Taxes payable	245	-	-	-	245
Total liabilities	<u>59,528</u>	<u>-</u>	<u>1,236</u>	<u>-</u>	<u>60,764</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred receipts	897	-	6,178	-	7,075
Total deferred inflows of resources	<u>897</u>	<u>-</u>	<u>6,178</u>	<u>-</u>	<u>7,075</u>
Fund balances					
Restricted for:					
Debt service	-	200,683	1,201,584	-	1,402,267
Capital projects	-	-	-	13,599	13,599
Assigned					
3 months working capital	224,945	-	-	-	224,945
Doral Cay stormwater	34,067	-	-	-	34,067
Unassigned	47,570	-	-	-	47,570
Total fund balances	<u>306,582</u>	<u>200,683</u>	<u>1,201,584</u>	<u>13,599</u>	<u>1,722,448</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 367,007</u>	 <u>\$ 200,683</u>	 <u>\$ 1,208,998</u>	 <u>\$ 13,599</u>	 <u>\$ 1,790,287</u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 516,118	\$ 512,115	101%
Individual lot holder assessment	-	358	-	
Interest & miscellaneous	3	72	-	N/A
Total revenues	<u>3</u>	<u>516,548</u>	<u>512,115</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisors	861	9,043	4,304	210%
Management/accounting/recording	3,543	42,520	42,520	100%
Legal - general counsel				
Billing, Cochran, Lyles, Mauro & Ramsey	12,830	43,260	18,000	240%
Engineering	2,454	37,675	25,000	151%
Audit	7,150	7,150	8,900	80%
Accounting services - debt service	442	5,305	5,305	100%
Assessment roll preparation	950	11,395	11,395	100%
Arbitrage rebate calculation	-	750	1,500	50%
Dissemination agent	292	3,500	3,500	100%
Trustee	-	8,493	5,500	154%
Postage & reproduction	20	270	500	54%
Printing & binding	42	500	500	100%
Legal advertising	-	3,878	3,000	129%
Office supplies	-	-	500	0%
Annual district filing fee	-	175	175	100%
Insurance: general liability	-	20,663	7,878	262%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Contingencies	90	1,166	1,000	117%
Total professional & administrative	<u>28,674</u>	<u>196,448</u>	<u>140,392</u>	140%

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Field operations management	3,200	38,400	38,400	100%
Monitoring reports	-	-	3,600	0%
Wetlands planting and earthwork	-	-	6,000	0%
Wetland vegetation trimming	-	-	22,000	0%
Area management services	570	3,990	6,628	60%
Lake bank beautification	-	5,764	-	N/A
Irrigation rust control	4,640	16,240	-	N/A
Landscape maintenance & irrigation	-	288,978	294,654	98%
Lake maintenance water mgmt	150	1,329	-	N/A
Conservation area mgmt service	-	312	-	N/A
Landscape irrigation repairs	10,810	17,025	15,000	114%
Landscape improvements	746	746	-	N/A
Fountain	3,220	3,220	-	N/A
Fountain - O&M	700	13,735	13,000	106%
Fence repair	-	-	7,500	0%
Sidewalk repairs	-	21,725	32,000	68%
Pressure washing	-	17,850	17,000	105%
Environmental investigation	-	10,000	26,250	38%
Annual permits	-	-	6,000	0%
Roadway maintenance	-	-	1,000	0%
Signage repairs	-	-	1,000	0%
Installation of median lights	-	172,189	160,000	108%
Installation of street lights	1,780	18,784	22,733	83%
Drainage system maintenance	850	62,113	20,654	301%
Property insurance	-	-	1,500	0%
Utilities - irrigation	-	-	12,000	0%
Utilities - electric	-	-	2,500	0%
Utilities - street lights	-	-	12,000	0%
Contingencies	1,639	7,149	9,000	79%
Total field operations	<u>28,305</u>	<u>699,549</u>	<u>730,419</u>	96%
Other fees and charges				
Property appraiser & tax collector	-	5,161	5,334	97%
Total other fees and charges	<u>-</u>	<u>5,161</u>	<u>5,334</u>	97%
Total expenditures	<u>56,979</u>	<u>901,158</u>	<u>876,145</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	(56,976)	(384,610)	(364,030)	
Fund balance - beginning	<u>363,558</u>	<u>691,192</u>	<u>623,051</u>	
Fund balance - ending (projected)	<u>306,582</u>	<u>306,582</u>	<u>259,021</u>	
Assigned				
3 months working capital	224,945	224,945	224,945	
Doral Cay stormwater	34,067	34,067	34,067	
Unassigned	47,570	47,570	9	
Fund balance - ending	<u>\$ 306,582</u>	<u>\$ 306,582</u>	<u>\$ 259,021</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2016
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ -	\$ 250,814	\$ 182,046	138%
Interest	710	12,049	-	N/A
Total revenues	710	262,863	182,046	144%
EXPENDITURES				
Principal	-	63,000	63,000	100%
Interest	-	117,723	117,723	100%
Total expenditures	-	180,723	180,723	100%
Other fees and charges				
Property appraiser & tax collector	-	10,002	1,896	528%
Total other fees and charges	-	10,002	1,896	528%
Total expenditures	-	190,725	182,619	104%
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(67,344)	-	N/A
Total other financing sources/(uses)	-	(67,344)	-	N/A
Excess/(deficiency) of revenues over/(under) expenditures	710	4,794	(573)	
Net change in fund balance	710	4,794	(573)	
Fund balance - beginning	199,973	195,889	188,959	
Fund balance - ending	<u>\$ 200,683</u>	<u>\$ 200,683</u>	<u>\$ 188,386</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments - on roll	\$ -	\$ 1,020,173	\$ 1,079,080	95%
Interest	3,982	53,666	-	N/A
Individual lot holder assessment	-	2,471		N/A
Total revenues	<u>3,982</u>	<u>1,076,310</u>	<u>1,079,080</u>	100%
EXPENDITURES				
Principal	-	685,000	685,000	100%
Interest	-	381,444	381,444	100%
Total expenditures	<u>-</u>	<u>1,066,444</u>	<u>1,066,444</u>	100%
Other fees and charges				
Property appraiser & tax collector	-	2,708	11,240	24%
Total other fees and charges	<u>-</u>	<u>2,708</u>	<u>11,240</u>	24%
Total expenditures	<u>-</u>	<u>1,069,152</u>	<u>1,077,684</u>	99%
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	67,344	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>67,344</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	3,982	74,502	1,396	
Fund balance - beginning	<u>1,197,602</u>	<u>1,127,082</u>	<u>1,091,660</u>	
Fund balance - ending	<u>\$ 1,201,584</u>	<u>\$ 1,201,584</u>	<u>\$ 1,093,056</u>	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2016
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ -	\$ 457
Total revenues	<u>-</u>	<u>457</u>
EXPENDITURES		
Excess/(deficiency) of revenues over/(under) expenditures	-	457
Fund balance - beginning	<u>13,599</u>	<u>13,142</u>
Fund balance - ending	<u><u>\$ 13,599</u></u>	<u><u>\$ 13,599</u></u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/16		81,279.18	81,279.18	2,840,000.00
05/01/17	46,000.00	67,111.25	113,111.25	2,794,000.00
11/01/17		66,248.75	66,248.75	2,794,000.00
05/01/18	48,000.00	66,248.75	114,248.75	2,746,000.00
11/01/18		65,348.75	65,348.75	2,746,000.00
05/01/19	50,000.00	65,348.75	115,348.75	2,696,000.00
11/01/19		64,411.25	64,411.25	2,696,000.00
05/01/20	52,000.00	64,411.25	116,411.25	2,644,000.00
11/01/20		63,436.25	63,436.25	2,644,000.00
05/01/21	54,000.00	63,436.25	117,436.25	2,590,000.00
11/01/21		62,423.75	62,423.75	2,590,000.00
05/01/22	56,000.00	62,423.75	118,423.75	2,534,000.00
11/01/22		61,373.75	61,373.75	2,534,000.00
05/01/23	58,000.00	61,373.75	119,373.75	2,476,000.00
11/01/23		60,286.25	60,286.25	2,476,000.00
05/01/24	60,000.00	60,286.25	120,286.25	2,416,000.00
11/01/24		58,861.25	58,861.25	2,416,000.00
05/01/25	63,000.00	58,861.25	121,861.25	2,353,000.00
11/01/25		57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	57,365.00	124,365.00	2,286,000.00
11/01/26		55,773.75	55,773.75	2,286,000.00
05/01/27	70,000.00	55,773.75	125,773.75	2,216,000.00
11/01/27		54,111.25	54,111.25	2,216,000.00
05/01/28	73,000.00	54,111.25	127,111.25	2,143,000.00
11/01/28		52,377.50	52,377.50	2,143,000.00
05/01/29	77,000.00	52,377.50	129,377.50	2,066,000.00
11/01/29		50,548.75	50,548.75	2,066,000.00
05/01/30	80,000.00	50,548.75	130,548.75	1,986,000.00
11/01/30		48,648.75	48,648.75	1,986,000.00
05/01/31	84,000.00	48,648.75	132,648.75	1,902,000.00
11/01/31		46,653.75	46,653.75	1,902,000.00
05/01/32	88,000.00	46,653.75	134,653.75	1,814,000.00
11/01/32		44,563.75	44,563.75	1,814,000.00
05/01/33	93,000.00	44,563.75	137,563.75	1,721,000.00
11/01/33		42,355.00	42,355.00	1,721,000.00
05/01/34	97,000.00	42,355.00	139,355.00	1,624,000.00
11/01/34		40,051.25	40,051.25	1,624,000.00
05/01/35	102,000.00	40,051.25	142,051.25	1,522,000.00
11/01/35		37,628.75	37,628.75	1,522,000.00
05/01/36	107,000.00	37,628.75	144,628.75	1,415,000.00
11/01/36		35,087.50	35,087.50	1,415,000.00
05/01/37	112,000.00	35,087.50	147,087.50	1,303,000.00

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016 AMORTIZATION SCHEDULE**

	Principal	Interest	Debt Service	Bond Balance
11/01/37		32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	32,427.50	150,427.50	1,185,000.00
11/01/38		29,625.00	29,625.00	1,185,000.00
05/01/39	124,000.00	29,625.00	153,625.00	1,061,000.00
11/01/39		26,525.00	26,525.00	1,061,000.00
05/01/40	130,000.00	26,525.00	156,525.00	931,000.00
11/01/40		23,275.00	23,275.00	931,000.00
05/01/41	136,000.00	23,275.00	159,275.00	795,000.00
11/01/41		19,875.00	19,875.00	795,000.00
05/01/42	143,000.00	19,875.00	162,875.00	652,000.00
11/01/42		16,300.00	16,300.00	652,000.00
05/01/43	151,000.00	16,300.00	167,300.00	501,000.00
11/01/43		12,525.00	12,525.00	501,000.00
05/01/44	159,000.00	12,525.00	171,525.00	342,000.00
11/01/44		8,550.00	8,550.00	342,000.00
05/01/45	167,000.00	8,550.00	175,550.00	175,000.00
11/01/45		4,375.00	4,375.00	175,000.00
05/01/46	175,000.00	4,375.00	179,375.00	-
Total	2,590,000.00	1,963,175.00	4,553,175.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SENIOR BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/21			146,175.00	146,175.00	9,745,000.00
05/01/22	445,000.00	3.000%	146,175.00	591,175.00	9,300,000.00
11/01/22			139,500.00	139,500.00	9,300,000.00
05/01/23	460,000.00	3.000%	139,500.00	599,500.00	8,840,000.00
11/01/23			132,600.00	132,600.00	8,840,000.00
05/01/24	475,000.00	3.000%	132,600.00	607,600.00	8,365,000.00
11/01/24			125,475.00	125,475.00	8,365,000.00
05/01/25	490,000.00	3.000%	125,475.00	615,475.00	7,875,000.00
11/01/25			118,125.00	118,125.00	7,875,000.00
05/01/26	500,000.00	3.000%	118,125.00	618,125.00	7,375,000.00
11/01/26			110,625.00	110,625.00	7,375,000.00
05/01/27	520,000.00	3.000%	110,625.00	630,625.00	6,855,000.00
11/01/27			102,825.00	102,825.00	6,855,000.00
05/01/28	535,000.00	3.000%	102,825.00	637,825.00	6,320,000.00
11/01/28			94,800.00	94,800.00	6,320,000.00
05/01/29	550,000.00	3.000%	94,800.00	644,800.00	5,770,000.00
11/01/29			86,550.00	86,550.00	5,770,000.00
05/01/30	565,000.00	3.000%	86,550.00	651,550.00	5,205,000.00
11/01/30			78,075.00	78,075.00	5,205,000.00
05/01/31	585,000.00	3.000%	78,075.00	663,075.00	4,620,000.00
11/01/31			69,300.00	69,300.00	4,620,000.00
05/01/32	600,000.00	3.000%	69,300.00	669,300.00	4,020,000.00
11/01/32			60,300.00	60,300.00	4,020,000.00
05/01/33	620,000.00	3.000%	60,300.00	680,300.00	3,400,000.00
11/01/33			51,000.00	51,000.00	3,400,000.00
05/01/34	640,000.00	3.000%	51,000.00	691,000.00	2,760,000.00
11/01/34			41,400.00	41,400.00	2,760,000.00
05/01/35	660,000.00	3.000%	41,400.00	701,400.00	2,100,000.00
11/01/35			31,500.00	31,500.00	2,100,000.00
05/01/36	680,000.00	3.000%	31,500.00	711,500.00	1,420,000.00
11/01/36			21,300.00	21,300.00	1,420,000.00
05/01/37	700,000.00	3.000%	21,300.00	721,300.00	720,000.00
11/01/37			10,800.00	10,800.00	720,000.00
05/01/38	720,000.00	3.000%	10,800.00	730,800.00	-
Total	9,745,000.00		2,840,700.00	12,585,700.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 SUBORDINATED BONDS AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/21			73,684.38	73,684.38	4,000,000.00
05/01/22	175,000.00	3.125%	73,684.38	248,684.38	3,825,000.00
11/01/22			70,950.00	70,950.00	3,825,000.00
05/01/23	180,000.00	3.125%	70,950.00	250,950.00	3,645,000.00
11/01/23			68,137.50	68,137.50	3,645,000.00
05/01/24	185,000.00	3.125%	68,137.50	253,137.50	3,460,000.00
11/01/24			65,246.88	65,246.88	3,460,000.00
05/01/25	195,000.00	3.375%	65,246.88	260,246.88	3,265,000.00
11/01/25			61,956.25	61,956.25	3,265,000.00
05/01/26	200,000.00	3.375%	61,956.25	261,956.25	3,065,000.00
11/01/26			58,581.25	58,581.25	3,065,000.00
05/01/27	205,000.00	3.375%	58,581.25	263,581.25	2,860,000.00
11/01/27			55,121.88	55,121.88	2,860,000.00
05/01/28	215,000.00	3.375%	55,121.88	270,121.88	2,645,000.00
11/01/28			51,493.75	51,493.75	2,645,000.00
05/01/29	220,000.00	3.375%	51,493.75	271,493.75	2,425,000.00
11/01/29			47,781.25	47,781.25	2,425,000.00
05/01/30	230,000.00	3.375%	47,781.25	277,781.25	2,195,000.00
11/01/30			43,900.00	43,900.00	2,195,000.00
05/01/31	240,000.00	4.000%	43,900.00	283,900.00	1,955,000.00
11/01/31			39,100.00	39,100.00	1,955,000.00
05/01/32	245,000.00	4.000%	39,100.00	284,100.00	1,710,000.00
11/01/32			34,200.00	34,200.00	1,710,000.00
05/01/33	255,000.00	4.000%	34,200.00	289,200.00	1,455,000.00
11/01/33			29,100.00	29,100.00	1,455,000.00
05/01/34	270,000.00	4.000%	29,100.00	299,100.00	1,185,000.00
11/01/34			23,700.00	23,700.00	1,185,000.00
05/01/35	280,000.00	4.000%	23,700.00	303,700.00	905,000.00
11/01/35			18,100.00	18,100.00	905,000.00
05/01/36	290,000.00	4.000%	18,100.00	308,100.00	615,000.00
11/01/36			12,300.00	12,300.00	615,000.00
05/01/37	300,000.00	4.000%	12,300.00	312,300.00	315,000.00
11/01/37			6,300.00	6,300.00	315,000.00
05/01/38	315,000.00	4.000%	6,300.00	321,300.00	-
Total	4,000,000.00		1,519,306.25	5,519,306.25	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Landmark at Doral Community Development District held Public Hearings and a Regular Meeting on September 12, 2025 at 4:00 p.m., at the Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178.

Present:

Odel Torres	Chair
Sui Flan Jim	Vice Chair
Juan Javier De Maqua	Assistant Secretary
Jorge Finol	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Gabriella Fernandez	District Counsel
Angel Camacho	District Engineer
Victor Castro	Field Operations Manager
Vanessa Chia	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 4:11 p.m.

Supervisors Jim, De Maqua and Torres were present. Supervisor Finol was not present at roll call. Supervisor Tellez was not present.

SECOND ORDER OF BUSINESS

Public Comments [Non-Agenda Items]

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Affidavit of Publication

39 The affidavit of publication was included for informational purposes.

40 **B. Consideration of Resolution 2025-09 Relating to the Annual Appropriations and**
41 **Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending**
42 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

43 Ms. Thomas presented Resolution 2025-09. She reviewed the proposed Fiscal Year 2026
44 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
45 budget, and explained the reasons for any changes.

46 The following change was made to the proposed Fiscal Year 2026 budget:

47 Page 1, "Trustee" line item: Increase to "8,492"

48 **Mr. Finol arrived at the meeting at 4:13 p.m.**

49 Ms. Thomas stated that Drainage System Maintenance, Phase 4, will begin on October 1,
50 2025.

51 Ms. Thomas discussed Unassigned funds and end of year accounting processes and noted
52 that an adjustment of approximately \$3,400 will be necessary. Budgeted funds not used in Fiscal
53 Year 2025 will be added to Unassigned funds for Fiscal Year 2026. The assumption is that
54 expenses are close if not over on the current budget and the Board might need to have this
55 discussion at the November meeting.

56 The following additional changes were made to the proposed Fiscal Year 2026 budget:

57 Page 4: Move "Caring of lawns, shrubs, beds, annuals, irrigation, trees, palms, mulch and
58 overall health" line item to under "Landscape maintenance & irrigation" category

59 Page 4: Move "General maintenance (e.g., sidewalk spray, etc.)" line item to under
60 "Roadway maintenance" category

61 Ms. Thomas presented the Assessment Comparison and stated that the Fiscal Year 2026
62 assessments are projected to increase \$247.66 per unit, over the Fiscal Year 2025 assessments.
63 The increased assessment level is still lower than what was reflected in the Mailed Notices. The
64 Trim Notices to be mailed will reflect the updated amount.

65 In response to a question, Ms. Thomas stated that South Parcel units are not owners and
66 do not incur Debt Service Assessments, which are related to bonds; those units pay Operation &
67 Maintenance (O&M) Assessments only.

Discussion ensued regarding the assessment calculations, Equivalent Residential Units (ERUs), Debt Service Assessments related to bonds, and General Fund O&M Assessments which fund the expenditures shown in the CDD's annual budget.

Ms. Thomas will send the Methodology Report to interested parties upon request.

A Board Member asked what year the CDD was established. Ms. Thomas stated that bonds were issued in 2016 and 2019. She believes the CDD was established in 2011.

In response to a question, Ms. Thomas stated, for each bond, the 30-year term began in the year in which the bond was issued. The first bond was issued in 2016 and will be paid off in 2038. The second bond was issued in 2019 and will be paid off in 2046.

Discussion ensued regarding on-roll assessments, which are collected via the Property Appraiser and Tax Collector, versus unsold platted lots that are billed off roll.

Ms. Thomas stated that all assessments are currently on roll.

Discussion ensued regarding the billing and collection of non-payment property taxes previously discussed, which were originally billed off roll but are now assessed via the Property Appraiser and Tax Collector. Of the 30 units with outstanding payments, 26 were collected. The Property Appraiser and Tax Collector will pursue payments for the remaining units.

On MOTION by Ms. Jim and seconded by Mr. De Maqua, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. De Maqua and seconded by Ms. Jim, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, Resolution 2025-09 Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

Ms. Thomas reiterated that, if the funds not spent in Fiscal Year 2025 will be added to the Unassigned funds in Fiscal Year 2026, it will not affect assessments. A reminder was given about costs trending in the negative.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Affidavit of Publication

These affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for The Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to The Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-10, which allows the CDD to impose and collect the assessments utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Torres and seconded by Ms. Jim, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Torres and seconded by Mr. DeMaqua, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for The Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to The Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Discussion: Repurposing Front Fountain Area**

Ms. Thomas recalled previous discussions about the cost of maintaining and insuring the front fountains and the desire to explore what it would take to convert the fountain area into a garden. She worked with the insurance company, the District Engineer and the Board's designated liaison, Mr. Torres.

Mr. Camacho presented the Memorandum outlining the options.

Discussion ensued regarding the cost of maintaining and insuring the fountains and estimated annual insurance savings by removing the combined \$2.25 million value of the fountains or removing the fountain portion only.

Mr. Torres stated that he requested proposals from an Architect and Engineer for removal of the fountains, reducing the water feature, and adjusting lighting and/or landscaping and stated that it will be necessary to budget for the necessary work. In the meantime, given the upcoming holidays, he recommends proceeding with electrical work, painting and repairs.

The Board and Staff discussed the front entryways, the \$7,150 First Choice Electrical proposal and the \$5,592 painting and repair proposal.

Ms. Thomas recommended proceeding with necessary electrical repairs and requesting a second proposal for painting and repairs.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, proceeding with the electrical plan for the front entryways, in a not to exceed amount of \$7,500, directing Staff to obtain a second proposal, and authorizing the Chair to work with Staff to decide which contractor to engage, was approved.

Discussion ensued regarding the painting and repair proposal.

Ms. Thomas noted that the Board can direct District Counsel to prepare a Small Project Agreement, or warranty work can be stated on the invoice, which will be retained for the record.

The consensus was for warranty work to be stated on the invoice.

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, revisiting the scope of work and proceeding with the painter, in a not to exceed amount of \$7,000, was approved.

SIXTH ORDER OF BUSINESS**Discussion: Field Operations or Liaison**

Ms. Thomas stated that no Field Operations proposals were received and UNUS Property Management LLC (UNUS) will not return, effective October 1, 2025. She stated that a Board Member can serve as Liaison for a certain area, such as landscape and irrigation. A liaison cannot receive compensation, give direction or make decisions. All decisions must be made at a public meeting.

Mr. Torres stated he will serve as liaison. He is currently negotiating with the HOA to provide an Assistant Manager to work with the CDD for 10 to 12 hours per week.

Discussion ensued regarding Castle Group, staff members that serve both the CDD and the HOA, the need and ability to set parameters for Field Operations, compensation, the number of hours per day and per week and the need to ensure that the CDD receives the number of hours of service contracted.

Ms. Thomas noted the need for field operations staff to have expertise related to infrastructure, versus HOA experience, and stated that the CDD budgeted \$38,000 per year for the expenditure. She described a situation in which a full-time employee divides their time between the HOA and CDD and discussed ways that such an arrangement could work, given the small number of hours the CDD currently requires.

The Board directed Staff to obtain proposals in relation to the cost share attempt for the HOA and the CDD, and to ask the same company for a proposal for the CDD only.

Ms. Thomas stated that motions were made for landscape and irrigation, fountains, and lake and wetlands. Other matters will be directed to Ms. Thomas. She is working with Mr. Castro's office to develop a list of current vendors to be shared with the HOA.

Mr. Torres will serve as liaison for landscape and irrigation, fountain maintenance and the lake and wetlands.

In response to Ms. Jim's question, Ms. Thomas stated that Mr. Torres will not provide direction outside of a meeting; he might be involved in irrigation wet checks, minor breaks, issues related to labor or trucks, and general reporting and maintenance. Should the need arise, Ms. Thomas is authorized to provide direction, such as for a project to proceed, and decisions can be

ratified. Staff will respond to matters related the stormwater management. BrightView will be asked to provide an email at the end of the month summarizing the status of issues.

On MOTION by Mr. De Maqua and seconded by Ms. Jim, with all in favor, designating Mr. Torres as the liaison for landscaping and irrigation and to receive reports from the Project Manager and/or Brightview and to engage with Staff/vendors, etc., regarding issues requiring follow up, was approved.

Ms. Thomas stated that Mr. Torres is already serving as liaison for the fountain enhancements; a second motion is needed to allow him to interact with fountain maintenance personnel, as necessary.

On MOTION by Mr. De Maqua and seconded by Ms. Jim, with all in favor, designating Mr. Torres as the fountain liaison, was approved.

Ms. Thomas stated that Allstate and Lake Doctors received termination notices. Once Mr. Castro executes the contract, Ecoblue will begin maintaining the lakes and wetlands, but a point of contact is needed.

On MOTION by Mr. De Maqua and seconded by Ms. Jim, with all in favor, designating Mr. Torres as the lakes and wetlands liaison, was approved.

Ms. Thomas stated that the proposals will be discussed and the UNUS contract closed out. She will advise the Board of any challenges or issues.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items (5 minutes)

- A. Acceptance of Unaudited Financial Statements as of July 31, 2025**
- B. Approval of August 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Torres and seconded by Mr. De Maqua, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted, and the August 12, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Ms. Fernandez reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Ms. Thomas will re-send the information to the Board.

B. District Engineer: Alvarez Engineers, Inc.

Mr. Camacho provided an update regarding the linear park.

Mr. Camacho provided an update regarding installation of the light fixtures on palm trees in the median and noted that the lighting is adequate but not dramatic, as desired. He noted the need for maintenance in the median to address dirt and debris.

Discussion ensued regarding damaged or missing lights, the City of Doral's speed calming project, palm trees to be removed on which lights were not installed in the second median, future installation of messaging boards, low illumination of palm trees, adequacy of roadway lighting, possibility of future changes the contractor could make, future maintenance needs, the need to clean the landscape lighting, engagement of a porter services contractor, and asking BrightView to trim foliage.

Mr. Camacho will provide an update after his walkthrough.

Mr. Castro will call Sanon and/or BrightView to inquire about cleanup around trees and possibly monthly or quarterly porter services for the landscape lighting. He will ask Miami Christmas Lighting if they have a porter services vendor.

It was noted that a traffic sign was removed at 63rd Terrace.

C. Field Operations Manager: UNUS Property Management, LLC

Mr. Castro discussed an irrigation issue caused by a neighboring community installing cameras, which damaged CDD irrigation. Repairs cost \$2,600. District Counsel was asked to send a demand letter for reimbursement, removal of the cameras and restoration of the area to its previous condition by BrightView, at the expense of The Mansions.

Mr. Castro stated he completed a walkthrough with Miami Christmas Lighting. Trip hazards were addressed and the vendor promised that no cables will be exposed. Lights will not be illuminated until after Thanksgiving. He stated that two deposits were sent.

Ms. Thomas stated that this expense was not budgeted until Fiscal Year 2026; if deposits are/were paid in Fiscal Year 2025, unassigned funds will be used and the balance will be applied to Fiscal Year 2026.

Mr. Castro recommended that eight peeling "ONE WAY" signs on 67th Street be replaced. He presented two proposals for the scope of work.

On MOTION by Ms. Jim and seconded by Mr. Finol, with all in favor, Signing America Estimate #12543 for eight signs, in the amount of \$409.68, and VS Services and Holdings, Inc. Estimate #E0910251056 for installation of the signs, in the amount of \$869, were approved.

I. Discussion/Consideration: Missing Pedestrian Crossing Signage

The Board and Staff discussed traffic issues and locations where pedestrian crossing signage is missing, but the City has not installed signs.

Mr. Castro presented Signing America Estimate #12184.

Ms. Thomas noted that this is not related to a CDD oversight; rather, Staff thinks it was forgotten by the Developer. After numerous attempts, the Developer has not addressed the issue. A demand letter will be sent to Lennar in the hopes that they pay the cost.

Discussion ensued regarding the proposals, previous bids from other companies and whether to solicit additional bids or proceed quickly in the interest of safety.

On MOTION by Mr. Finol and seconded by Mr. Torres, with all in favor, directing District Counsel to draft a Demand Letter to pay the CDD for said missing signs and to include the as-builts and the costs to install in the letter; authorizing proceeding; proceeding with Signing America Estimate #12184 and VS Services and Holdings, Inc. Estimate #E0910251055 to replace and install missing signs at a cost of \$8,384 for the materials and \$7,000 for the installation, for a total cost of \$15,384; and ensuring Staff confirms there is no need for a permit, were approved.

Mr. Castro will send Ms. Fernandez an updated invoice.

Mr. Torres would like an Agreement with VS Services and Holdings, Inc. It was noted that updated estimates will be obtained and that the project will not begin until October 1,

2025. Ms. Thomas noted that a Certificate of Insurance and W-9 are needed and asked Mr. Castro to advise her of any other signage needs.

Mr. Castro stated that Florida Power & Light (FPL) broke a main irrigation line and agreed to repair it. The line will be repaired at the end of October. FPL will trench the area, BrightView will make the corrections and then landfill it. Meetings were held. Landmark South and their landscaping company, Oasis, were in attendance and were approved. Information will be emailed to property owners. All will be addressed in the Agreement. Ms. Thomas stated that she spoke with the owner's representative; all was verified and all are in agreement.

Mr. Castro stated the BrightView mulch project approved at the last meeting is underway and expected to be completed by Monday.

II. Property Update (to potentially be provided under separate cover)

Mr. Castro was asked to work with the HOA on a claim that an Architectural Control Committee (ACC) form was submitted and no damage was done. It was noted that the resident needs to be held accountable for repairs and pay a CDD fine. It was noted that no ACC form was submitted and that the Board previously approved the CDD using the Property Appraiser and Tax Collector to collect.

It was noted that the Agreement between Landmark South and the CDD will end on September 30, 2025. The District Engineer is updating the maps and the Amendment for irrigation and maintenance is in progress.

Mr. Castro stated there are two new grass areas that were on the previous BrightView quotes; revised quotes will be provided and copied to Ms. Fernandez.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: October 15, 2025 at 4:00 P.M.**

- **QUORUM CHECK**

The October 15, 2025 meeting will be cancelled. The next meeting will be held on November 19, 2025.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

325

326 **TENTH ORDER OF BUSINESS****Supervisors' Requests**

327

328 Mr. DeMaqua stated that a resident asked for the meeting time to be later.

329 Discussion ensued regarding whether to change the meeting time to 5:00 p.m.

330 Ms. Thomas stated that it would be necessary to readvertise if the schedule changes.

331 This item will be discussed after the new year.

332 A Board Member complained about BrightView parking illegally and wrong-way driving
333 and would like the contract terminated if BrightView refuses to stop. Ms. Thomas stated she sent
334 every picture to Shannon Alvarez but received no response. The contract is over \$195,000 so it
335 would be necessary to go through the Request for Proposals (RFP) process, which takes about
336 ten days to assemble and must be advertised. BrightView will be asked to meet with the Chair or
337 Field Operations.

338

339 **ELEVENTH ORDER OF BUSINESS****Adjournment**

340

341 **On MOTION by Mr. De Maqua and seconded by Mr. Torres, with all in favor, the**
342 **meeting adjourned at 6:32 p.m.**

343

344

345

346

347

348

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

349

350

351

352 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS
C

Landmark - November 2025						
◀ October						December ▶
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1
2 Daylight Saving Time Ends	3 Detail Crew - Area A	4 Election Day Detail Crew - Area A	5 Detail Crew - Area B	6 Landmark - Mow	7 Detail Crew - Area C	8
9	10 Detail Crew - Area D	11 Veterans Day Detail Crew - Area E Irrigation Wet Check	12 Detail Crew - Area F Irrigation Wet Check Turf/ornamental fert	13 Detail Crew - Area G Irrigation Wet Check Turf/ornamental fert	14 QUARTERLY MAINTENANCE	15
16	17 QUARTERLY MAINTENANCE	18 Detail Crew - Area H	19 Detail Crew - Landmark South New contracted area DETAIL CREW - AREA L Turf/ornamental fert	20 Landmark - Mow 8 hrs job # 0030 Turf/ornamental fert	21 Detail Crew - Landmark South New contracted area DETAIL CREW - AREA L	22
23	24 Detail Crew - Area I	25 Detail Crew - Area J IPM	26 Detail Crew - Area K Turf weed treatment	27 THANKSGIVING DAY OFF	28 OFF	29 OFF
30	1 Detail Crew - Area A	2 Detail Crew - Area A	3 Detail Crew - Area A	4 Landmark - Mow 8 hrs job # 0030	5 Detail Crew - Area B	6

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

D

LANDMARK AT DORAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Landmark Clubhouse, 10220 NW 66th Street, Doral, Florida 33178</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025 CANCELED	Regular Meeting	4:00 PM
November 19, 2025	Regular Meeting	4:00 PM
December 17, 2025	Regular Meeting	4:00 PM
January 21, 2026	Regular Meeting	4:00 PM
February 18, 2026	Regular Meeting	4:00 PM
March 18, 2026	Regular Meeting	4:00 PM
April 15, 2026	Regular Meeting	4:00 PM
May 20, 2026	Regular Meeting	4:00 PM
June 17, 2026	Regular Meeting	4:00 PM
July 15, 2026	Regular Meeting	4:00 PM
August 19, 2026	Regular Meeting	4:00 PM
September 16, 2026	Regular Meeting	4:00 PM