

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2016	6
Bond Amortization Table - Series 2016	7
Debt Service Fund Budget - Series 2019	8
Bond Amortization Table - Series 2019 Senior Bonds	9
Bond Amortization Table - Series 2019 Subordinated Bonds	10
Assessment Summary	11

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
REVENUES					
Assessment levy: on-roll	\$ 533,453				\$ 918,807
Assessment levy: on-roll FY 22	-				943
Allowable discounts (4%)	(21,338)				(36,790)
Assessment levy: net	512,115	\$ 478,875	\$ 33,240	\$ 512,115	882,960
Interest and miscellaneous	-	44	-	44	-
Total revenues	512,115	478,919	33,240	512,159	882,960
EXPENDITURES					
Professional & administrative					
Supervisors	4,304	4,306	1,722	6,028	4,304
Management/accounting/recording	42,520	21,260	21,260	42,520	43,796
Legal general counsel	18,000	19,872	6,500	26,372	24,000
Engineering	25,000	20,796	7,500	28,296	28,500
Audit	8,900	-	8,900	8,900	9,100
Accounting services - debt service	5,305	2,653	2,652	5,305	5,305
Assessment roll preparation	11,395	5,698	5,697	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,750	1,750	3,500	3,500
Trustee	5,500	4,246	1,254	5,500	8,832
Postage	500	110	390	500	500
Printing & binding	500	250	250	500	500
Legal advertising	3,000	-	3,000	3,000	3,000
Office supplies	500	-	500	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	7,878	7,449	-	7,449	7,878
Insurance: property	-	-	13,214	13,214	30,639
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Contingencies	1,000	464	536	1,000	1,000
Total professional & administrative	140,392	90,484	76,085	166,569	185,339

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Adopted	Actual	Projected	Total	Adopted
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
Field operations					
Field operations management	38,400	19,200	19,200	38,400	38,400
Conservation area inspections	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	6,000	-	6,000	6,000	4,500
Wetlands vegetation trimming	22,000	-	7,500	7,500	7,500
Conservation area management services	6,628	2,592	4,036	6,628	4,500
Landscape maintenance & irrigation	294,654	130,182	157,544	287,726	305,388
Irrigation - rust services	-	-	11,500	11,500	27,840
Lake bank beautification	-	5,764	-	5,764	-
Landscape irrigation repairs	15,000	3,775	5,000	8,775	15,000
Lake maintenance	-	286	858	1,144	1,500
Fountains - O&M	13,000	7,073	3,700	10,773	13,200
Fence repairs	7,500	-	-	-	2,500
Environmental investigation	26,250	-	26,250	26,250	26,250
Annual permits	6,000	-	2,150	2,150	2,150
Sidewalk repairs	32,000	21,725	-	21,725	5,000
Roadway maintenance	1,000	-	-	-	2,500
Signage repairs	1,000	-	1,000	1,000	30,125
Security - Rover and cameras	-	-	-	-	66,240
Pressure washing	17,000	17,850	-	17,850	17,000
Installation of median lights (NW 66th St)	160,000	61,013	98,987	160,000	-
Installation of street lights (NW104th Path)	22,733	17,004	5,729	22,733	-
Drainage system maintenance	20,654	-	49,800	49,800	90,000
Holiday Lights	1,500	-	-	-	19,500
Utilities - irrigation fountains	12,000	-	-	-	12,000
Utilities - electric	2,500	-	2,500	2,500	2,500
Utilities - street lights	12,000	-	5,000	5,000	12,000
Contingencies	9,000	5,510	3,490	9,000	7,500
Total field operations	730,419	291,974	394,644	667,418	716,693
Other fees and charges					
Property appraiser & tax collector	5,334	4,792	-	4,792	9,198
Total other fees and charges	5,334	4,792	-	4,792	9,198
Total expenditures	876,145	387,250	470,729	838,779	911,230
Excess/(deficiency) of revenues over/(under) expenditures	(364,030)	91,669	(437,489)	(326,620)	(28,270)
Fund balance - beginning (unaudited)	623,051	692,088	783,757	692,088	365,468
Fund balance - ending (projected)					
Assigned					
3 months working capital	224,945	114,472	224,945	224,945	233,716
Doral Cay stormwater	34,067	34,067	34,067	34,067	34,067
Unassigned	9	635,218	87,256	106,456	69,415
Fund balance - ending (projected)	\$ 259,021	\$ 783,757	\$ 346,268	\$ 365,468	\$ 337,198

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,304
Management/accounting/recording	43,796
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.	
Legal general counsel	24,000
Billing, Cochran, Lyles, Mauro & Ramsey, P.A., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Engineering	28,500
Alvarez Engineers, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	9,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC , includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent fees	3,500
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	8,832
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, checks, envelopes, copies, agenda packages, etc.	
Legal advertising	3,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Office supplies	500
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Insurance: general liability	7,878
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Insurance: property	30,639
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	1,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

Field operations

Field operations management	38,400
Conservation area inspections	3,600
Monitoring reports are prepared by RS Environmental.	
Wetlands planting & earthwork	4,500
Replanting existing wetlands landscaping as necessary	
Wetlands vegetation trimming	7,500
Wetlands vegetation trimming at 62nd St, 104th Path and 102nd Ave	
Conservation area management services	4,500
The area management services is for maintenance of the preservation area being done by ECO BLUE	
Labor, equipment, clean up, disposal, transfer of plantings, install of pavers, furniture.	
Fence repairs	2,500
The fence repair budget is a contingency item in case repairs are needed.	
Landscape maintenance & irrigation	305,388
Caring of lawns, shrubs, beds, annuals, irrigation, trees, palms, mulch and overall health	
Irrigation - rust services	27,840
Landscape irrigation repairs	15,000
Irrigation repairs in excess of agreement	
Lake maintenance	1,500
Monthly maintenance -ECOBUE	
Fountains - O&M	13,200
Monthly contract at 350 for both fountains per month plus one time paint and repair cost.	
Environmental investigation	26,250
Consulting agreement for DERM related services, reporting and groundwater sampling of the NE lake	
Annual permits	2,150
Sidewalk repairs	5,000
Maintenance and repair of CDD-owned sidewalks	
Roadway maintenance	2,500
Security- Rover and Cameras	66,240
General maintenance (e.g., sidewalk spray, etc.)	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Signage repairs	30,125
Pedestrian crossing and miscellaneous signage	
Pressure washing	17,000
Drainage system maintenance	
A 5-year program is recommended, where 20% of the system is serviced every year, so at the end of the 5th year 100% of the system has been serviced.	90,000
Holiday Lights	19,500
Utilities - irrigation fountains	12,000
Utilities - electric	2,500
Electric costs for NW 66th median lights, NW 104th Path street lights,	
Utilities - street lights	12,000
Lease and maintenance of 60 street light poles on NW 104th Path	
Contingencies	7,500
Other fees and charges	
Property appraiser	
The property appraiser's fee is 0.5%.	9,198
Total expenditures	<u><u>\$911,230</u></u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 237,574	\$ 11,816	\$ 249,390	182,046
Interest	-	7,338	-	7,338	-
Total revenues	182,046	244,912	11,816	256,728	182,046
EXPENDITURES					
Debt service					
Principal	63,000	-	63,000	63,000	67,000
Interest	117,723	58,861	58,862	117,723	114,730
Total debt service	180,723	58,861	121,862	180,723	181,730
Other fees & charges					
Property appraiser & tax collector	1,896	9,871	-	9,871	1,896
Total other fees & charges	1,896	9,871	-	9,871	1,896
Total expenditures	182,619	68,732	121,862	190,594	183,626
Excess/(deficiency) of revenues over/(under) expenditures	(573)	176,180	(110,046)	66,134	(1,580)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(67,344)	-	(67,344)	-
Total other financing sources/(uses)	-	(67,344)	-	(67,344)	-
Fund balance:					
Net increase/(decrease) in fund balance	(573)	108,836	(110,046)	(1,210)	(1,580)
Beginning fund balance (unaudited)	188,959	195,889	304,725	195,889	194,679
Ending fund balance (projected)	\$ 188,386	\$ 304,725	\$ 194,679	\$ 194,679	193,099
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2026					(55,774)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 46,737

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			57,365.00	57,365.00	2,353,000.00
05/01/26	67,000.00	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	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	4.750%	35,087.50	147,087.50	1,303,000.00
11/01/37			32,427.50	32,427.50	1,303,000.00
05/01/38	118,000.00	4.750%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	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	5.000%	4,375.00	179,375.00	-
Total	2,353,000.00		1,477,285.00	3,830,285.00	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 1,124,042				\$ 1,124,042
Special assessment - on-roll FY 22	-				6,503
Allowable discounts (4%)	(44,962)				(45,222)
Assessment levy: net	1,079,080	\$ 941,696	\$ 70,040	\$ 1,011,736	1,085,323
Interest	-	25,510	-	25,510	-
Total revenues	1,079,080	967,206	70,040	1,037,246	1,085,323
EXPENDITURES					
Debt service					
Principal	685,000	-	685,000	685,000	700,000
Interest	381,444	190,722	190,722	381,444	360,163
Total debt service	1,066,444	190,722	875,722	1,066,444	1,060,163
Other fees & charges					
Property appraiser & tax collector	11,240	1,930	9,310	11,240	11,306
Total other fees & charges	11,240	1,930	9,310	11,240	11,306
Total expenditures	1,077,684	192,652	885,032	1,077,684	1,071,469
Excess/(deficiency) of revenues over/(under) expenditures	1,396	774,554	(814,992)	(40,438)	13,854
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	67,344	-	67,344	-
Total other financing sources/(uses)	-	67,344	-	67,344	-
Fund balance:					
Beginning fund balance (unaudited)	1,091,660	1,133,260	1,975,158	1,133,260	1,160,166
Ending fund balance (projected)	\$1,093,056	\$ 1,975,158	\$ 1,160,166	\$ 1,160,166	1,174,020
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2026					(169,206)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 476,514

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	7,875,000.00		1,753,200.00	9,628,200.00	

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
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	3,265,000.00		963,268.76	4,228,268.76	

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>North Parcel</u>					
TH/Flat (Condo)	276	\$ 590.50	\$ 1,300.65	\$ 1,891.15	\$ 1,643.49
TH 1 (Large)	89	590.50	1,630.15	2,220.65	1,972.99
TH 2 (Small)	390	590.50	1,589.69	2,180.19	1,932.53
Total	755				
<u>East Parcel</u>					
TH/Flat (Condo)	132	590.50	1,436.60	2,027.10	1,779.44
Total	132				
<u>South Parcel</u>					
Commercial	37.981	590.50	-	590.50	342.84
Apartments	631	590.50	-	590.50	342.84
Total	668.981				