

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
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**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 919,750				\$ 918,807
Allowable discounts (4%)	(36,790)				(36,752)
Assessment levy: net	882,960	\$ 787,559	\$ 95,401	\$ 882,960	882,055
Interest and miscellaneous	-	38	-	38	-
Total revenues	882,960	787,597	95,401	882,998	882,055
EXPENDITURES					
Professional & administrative					
Supervisors	4,304	1,292	3,012	4,304	4,304
Management/accounting/recording	43,796	18,248	25,548	43,796	43,796
Legal general counsel	24,000	14,558	9,442	24,000	22,500
Engineering	28,500	3,788	15,500	19,288	15,500
Audit	9,100	-	9,100	9,100	9,400
Accounting services - debt service	5,305	2,210	3,095	5,305	5,305
Assessment roll preparation	11,395	4,748	6,647	11,395	11,395
Arbitrage rebate calculation	1,500	750	750	1,500	1,500
Dissemination agent	3,500	1,458	2,042	3,500	3,500
Trustee	8,832	4,246	4,586	8,832	8,832
Postage	500	31	469	500	500
Printing & binding	500	208	292	500	500
Legal advertising	3,000	544	2,456	3,000	3,000
Office supplies	500	232	268	500	500
Annual district filing fee	175	175	-	175	175
Insurance: general liability	7,878	7,896	-	7,896	8,685
Insurance: property	30,639	29,347	-	29,347	27,880
Website	705	705	-	705	705
ADA website compliance	210	145	-	145	210
Contingencies	1,000	458	542	1,000	3,500
Total professional & administrative	185,339	91,039	83,749	174,788	171,687

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026		
Field operations					
Field operations management	38,400	-	38,400	38,400	38,400
Conservation area inspections	3,600	-	3,600	3,600	3,600
Wetlands planting & earthwork	4,500	-	4,500	4,500	4,500
Wetlands vegetation trimming	7,500	-	7,500	7,500	7,500
Conservation area management services	4,500	1,875	2,625	4,500	4,500
Landscape maintenance & irrigation	305,388	130,620	174,768	305,388	305,388
Irrigation - rust services	27,840	6,960	20,880	11,500	27,840
Landscape irrigation repairs	15,000	4,870	10,130	15,000	27,000
Lake maintenance	1,500	625	875	1,500	1,500
Fountains - O&M	13,200	6,900	6,300	13,200	13,200
Fence repairs	2,500	-	-	-	1,500
Environmental investigation	26,250	12,951	13,299	26,250	26,250
Annual permits	2,150	-	2,150	2,150	2,150
Sidewalk repairs	5,000	-	2,500	2,500	2,500
Roadway maintenance	2,500	-	-	-	2,500
Signage repairs	30,125	-	15,000	15,000	1,500
Security - Rover and cameras	66,240	16,560	49,680	66,240	66,240
Pressure washing	17,000	16,150	-	16,150	21,500
Drainage system maintenance	90,000	18,443	71,557	90,000	165,000
Holiday Lights	19,500	6,239	-	6,239	19,500
Utilities - irrigation fountains	12,000	-	12,000	12,000	12,000
Utilities - electric	2,500	-	2,500	2,500	2,500
Utilities - street lights	12,000	-	12,000	12,000	12,000
Contingencies	7,500	-	7,500	7,500	5,000
Total field operations	<u>716,693</u>	<u>222,193</u>	<u>419,364</u>	<u>625,217</u>	<u>773,568</u>
Other fees and charges					
Property appraiser & tax collector	9,198	8,080	1,118	9,198	9,188
Total other fees and charges	<u>9,198</u>	<u>8,080</u>	<u>1,118</u>	<u>9,198</u>	<u>9,188</u>
Total expenditures	<u>911,230</u>	<u>321,312</u>	<u>504,231</u>	<u>809,203</u>	<u>954,443</u>
Excess/(deficiency) of revenues over/(under) expenditures	(28,270)	466,285	(408,830)	73,795	(72,388)
Fund balance - beginning (unaudited)	<u>365,468</u>	<u>296,929</u>	<u>763,214</u>	<u>296,929</u>	<u>370,724</u>
Fund balance - ending (projected)					
Assigned					
3 months working capital	233,716	233,716	233,716	233,716	245,125
Doral Cay stormwater	34,067	34,067	34,067	34,067	34,067
Unassigned	69,415	495,431	86,601	102,941	19,144
Fund balance - ending (projected)	<u>\$ 337,198</u>	<u>\$ 763,214</u>	<u>\$ 354,384</u>	<u>\$ 370,724</u>	<u>\$ 298,336</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,304
Management/accounting/recording	43,796
<p>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.</p>	
Legal general counsel	22,500
<p>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.</p>	
Engineering	15,500
<p>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.</p>	
Audit	9,400
<p>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.</p>	
Accounting services - debt service	5,305
Assessment roll preparation	11,395
<p>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.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent fees	3,500
<p>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.</p>	
Trustee	8,832
<p>Annual fees paid to U.S. Bank for services provided as trustee, paying agent and</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, checks, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	3,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	

**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	8,685
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	27,880
Website	705
District website per bondholder request.	
ADA website compliance	210
Contingencies	3,500
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	
Labor, equipment, clean up, disposal, transfer of plantings, install of pavers, furniture.	
Fence repairs	1,500
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	27,000
Irrigation repairs in excess of agreement	
Lake maintenance	1,500
Monthly maintenance -ECOBBLUE	
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	2,500
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	1,500
Pedestrian crossing and miscellaneous signage	
Pressure washing	21,500
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. draingage repairs and contingency added due to FY26 repair coast. phase 2 this year phase 3 fy28	165,000
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	5,000
Other fees and charges	
Property appraiser	
The property appraiser's fee is 0.5%.	9,188
Total expenditures	<u><u>\$954,443</u></u>

**LANDMARK AT DORAL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 189,631				\$ 189,631
Allowable discounts (4%)	(7,585)				(7,585)
Assessment levy: net	182,046	\$ 162,408	\$ 19,638	\$ 182,046	182,046
Interest	-	2,699	-	2,699	-
Total revenues	182,046	165,107	19,638	184,745	182,046
EXPENDITURES					
Debt service					
Principal	67,000	-	67,000	67,000	70,000
Interest	114,730	57,365	57,365	114,730	111,548
Total debt service	181,730	57,365	124,365	181,730	181,548
Other fees & charges					
Property appraiser & tax collector	1,896	1,666	230	1,896	1,896
Total other fees & charges	1,896	1,666	230	1,896	1,896
Total expenditures	183,626	59,031	124,595	183,626	183,444
Excess/(deficiency) of revenues over/(under) expenditures	(1,580)	106,076	(104,957)	1,119	(1,398)
Fund balance:					
Beginning fund balance (unaudited)	194,679	200,682	306,758	200,682	201,801
Ending fund balance (projected)	<u>\$ 193,099</u>	<u>\$ 306,758</u>	<u>\$ 201,801</u>	<u>\$ 201,801</u>	<u>200,403</u>
Use of fund balance:					
Debt service reserve account balance (required)					(90,588)
Interest expense - November 1, 2027					(54,111)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 55,704</u>

**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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 2/28/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 1,130,545				\$ 1,124,042
Allowable discounts (4%)	(45,222)				(44,962)
Assessment levy: net	1,085,323	\$ 967,134	\$ 118,189	\$ 1,085,323	1,079,080
Interest	-	17,570	-	17,570	-
Total revenues	1,085,323	984,704	118,189	1,102,893	1,079,080
EXPENDITURES					
Debt service					
Principal	700,000	-	700,000	700,000	725,000
Interest	360,163	180,081	180,082	360,163	338,413
Total debt service	1,060,163	180,081	880,082	1,060,163	1,063,413
Other fees & charges					
Property appraiser & tax collector	11,306	9,922	1,384	11,306	11,240
Total other fees & charges	11,306	9,922	1,384	11,306	11,240
Total expenditures	1,071,469	190,003	881,466	1,071,469	1,074,653
Excess/(deficiency) of revenues over/(under) expenditures	13,854	794,701	(763,277)	31,424	4,427
Fund balance:					
Beginning fund balance (unaudited)	1,160,166	1,201,585	1,996,286	1,201,585	1,233,009
Ending fund balance (projected)	\$ 1,174,020	\$ 1,996,286	\$ 1,233,009	\$ 1,233,009	1,237,436
Use of fund balance:					
Debt service reserve account balance (required)					(528,300)
Interest expense - November 1, 2027					(157,947)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 551,189

**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 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
<u>North Parcel</u>					
TH/Flat (Condo)	276	\$ 590.50	\$ 1,300.65	\$ 1,891.15	\$ 1,891.15
TH 1 (Large)	89	590.50	1,630.15	2,220.65	2,220.65
TH 2 (Small)	390	590.50	1,589.69	2,180.19	2,180.19
Total	755				
<u>East Parcel</u>					
TH/Flat (Condo)	132	590.50	1,436.60	2,027.10	2,027.10
Total	132				
<u>South Parcel</u>					
Commercial	37.981	590.50	-	590.50	590.50
Apartments	631	590.50	-	590.50	590.50
Total	668.981				