

**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**

	<u>Page Number</u>
<b>FINANCIAL SECTION</b>	
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 <i>GOVERNMENT AUDITING STANDARDS</i>	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  
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**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
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	35,098,009	35,880,724
Current liabilities	979,119	973,256
Non-current liabilities	13,599,595	14,355,809
Total Liabilities	14,578,714	15,329,065
Net Position		
Net investment in capital assets	19,321,589	19,629,942
Restricted net position	496,610	405,846
Unrestricted	701,096	515,871
Total Net Position	\$ 20,519,295	\$ 20,551,659

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**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
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.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
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**

	<b>Governmental Activities</b>
<b>Assets</b>	
Current Assets	
Cash	\$ 708,148
Assessments receivable	9,903
Total Current Assets	718,051
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	(16,794,800)
Total Non-current Assets	34,379,958
Total Assets	35,098,009
<b>Liabilities</b>	
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	979,119
Non-current Liabilities	
Bonds payable, net	13,599,595
Total Liabilities	14,578,714
<b>Net Position</b>	
Net investment in capital assets	19,321,589
Restricted for debt service	496,610
Unrestricted	701,096
Total Net Position	\$ 20,519,295

See accompanying notes to financial statements.

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

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
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	\$ (1,960,967)	\$ 1,852,834	(108,133)
<b>General Revenues</b>			
Investment earnings			72,769
Miscellaneous income			3,000
Total General Revenues			75,769
Change in Net Position			(32,364)
Net Position - October 1, 2023			20,551,659
Net Position - September 30, 2024			\$ 20,519,295

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
<b>Assets</b>					
Cash and cash equivalents	\$ 708,148	\$ -	\$ -	\$ -	\$ 708,148
Assessments receivable	1,254	-	8,649	-	9,903
Due from other funds	1,236	-	-	-	1,236
<b>Restricted Assets</b>					
Investments	-	195,889	1,133,260	13,142	1,342,291
<b>Total Assets</b>	<b>\$ 710,638</b>	<b>\$ 195,889</b>	<b>\$ 1,141,909</b>	<b>\$ 13,142</b>	<b>\$ 2,061,578</b>
<b>Liabilities, Deferred Inflows of Resources and Fund Balances</b>					
<b>Liabilities</b>					
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
<b>Total Liabilities</b>	<b>18,191</b>	<b>-</b>	<b>6,178</b>	<b>-</b>	<b>24,369</b>
<b>Deferred Inflows of Resources</b>					
Unavailable revenues	1,254	-	8,649	-	9,903
<b>Fund Balances</b>					
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	542,654	-	-	-	542,654
<b>Total Fund Balances</b>	<b>691,193</b>	<b>195,889</b>	<b>1,127,082</b>	<b>13,142</b>	<b>2,027,306</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 710,638</b>	<b>\$ 195,889</b>	<b>\$ 1,141,909</b>	<b>\$ 13,142</b>	<b>\$ 2,061,578</b>

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.	<u>9,903</u>
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	\$	(32,364)

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**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
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	15,000	15,000	31,044	(16,044)
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:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
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
<b><u>Governmental activities:</u></b>				
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	<u>(13,520)</u>
Long-term debt, net	<u>\$ 14,347,595</u>

**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*

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*

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

August 15, 2025