

*Landings Community
Development District*

Agenda

May 19, 2023

AGENDA

Landings

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 12, 2023

Board of Supervisors
Landings
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Landings Community Development District will be held on **Friday, May 19, 2023 at 11:30 AM** at the **Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, FL 32164**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 18, 2022 Board of Supervisors Meeting and Acceptance of the Minutes of the November 18, 2022 Landowners' Meeting
4. Consideration of Professional Engineering Agreement with England-Thims & Miller, Inc.
5. Consideration of Resolution 2023-07 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Appointment of Audit Committee and Chairman
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #2 - #5
 - iii. Presentation of Number of Registered Voters - 0
8. Other Business
9. Supervisors Requests
10. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Flint". The signature is stylized with a large initial "G" and a horizontal line extending to the right.

George S. Flint
District Manager

Enclosures

**BOARD OF SUPERVISORS
MEETING**

MINUTES

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Friday, November 18, 2022 at 11:30 a.m. at The Hilton Garden Inn Palm Coast, 55 Town Center Blvd, Palm Coast, Florida.

Present and constituting a quorum were:

Jeffrey Douglas	Chairman
David Root	Vice Chairman
Walker Douglas	Assistant Secretary
Toby Tobin	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Chiumento, III	District Counsel
Jeremy LeBrun	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that there were no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint administered the Oath of Office to the newly elected Board members. He noted that they should have received the Form 1 Statement of Financial Interests. He reminded the Board to file that within 30 days of today, if they haven't already.

B. Consideration of Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated that Mr. Jeffrey Douglas had 205 votes, Mr. Walker Douglas had 205 votes, Mr. Toby Tobin had 204 votes, Mr. Greg Eckley had 204 votes, and Mr. David Root had 204 votes.

On MOTION by Mr. Root, seconded by Mr. Walker Douglas, with all in favor, Resolution 2023-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint noted that after each election the Board was required to elect officers.

D. Consideration of Resolution 2023-02 Electing Officers

Mr. Flint noted that this resolution designated a Chair, Vice Chair, Secretary, Assistant Secretary, Treasurer, and Assistant Treasurer. Mr. Walker Douglas stated that he would like to make a motion for Mr. Jeffrey Douglas to serve as Chairman, Mr. Root to serve as Vice Chairman, Mr. Walker, Mr. Toby, and Mr. Eckley to serve as Assistant Secretaries. Mr. Flint will be Secretary and Ms. Burns will be Treasurer.

On MOTION by Mr. Walker Douglas, seconded by Mr. Tobin, with all in favor, Resolution 2023-02 Designation Officers with Mr. Jeffrey Douglas as Chairman, Mr. Root as Vice Chairman, Mr. Walker, Mr. Toby, and Mr. Eckley as Assistant Secretaries, Mr. Flint as Secretary, and Ms. Jill Burns as Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 16, 2022 Organizational Meeting

Mr. Flint reviewed the minutes from the September 16, 2022 organizational meeting. He asked for any comments or corrections to those. Hearing none,

On MOTION by Mr. Walker Douglas, seconded by Mr. Root, with all in favor, the Minutes from the September 16, 2022 Organizational Meeting, was approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

i. Presentation of Engineer's Report

Mr. Flint stated that at the organizational meeting they reviewed the engineer's report and the Master Assessment Methodology as well as adopted two resolutions. One of the resolutions adopted declared their intent to levy assessments and the other one set today as the public hearing to actually levy them.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Walker Douglas, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Assessment Methodology

Mr. Flint stated that Table 1 showed the development program, which was 40' villas and 50' and 60' single family with a total of 399 units. He noted that they had assigned standard ERU factors to those. Table 2 showed the cost estimates taken from the Engineer's Report for the eligible improvements that could be funded by the District that totaled \$27,345,217. Table 3 was a very conservative bond sizing using conservative interest rates and parameters for purposes of their Master Assessment Methodology that resulted in a par amount of \$37,365,000. Table 4 and Table 5 demonstrated the allocation of benefit based on the improvement cost and par debt. Table 6 showed what the assessments by product type and by unit would be if they were to finance 100% of the improvements under the very conservative parameters that were in the bond sizing. Table 7 was the preliminary assessment roll, and they attached the legal description for the District, which showed 204.68 acres as Exhibit 'A'. He noted that they were basically setting a ceiling, so when they issue bonds, they have the maximum flexibility. He noted that when they go to the market based on the target assessments and interest rates, they would come back with a supplemental methodology that they would finalize after the bonds are issued. He explained that this did not obligate them to issue bonds. He noted that it was them just going through the public hearing process to be able to put themselves in a position to be able to do that later. Mr. Flint noted that they would open the public hearing. He asked for any public comment. Hearing none, he asked the Board for any questions on the methodology. Hearing none,

On MOTION by Mr. Root, seconded by Mr. Tobin, with all in favor, the Assessment Methodology, was approved.

iii. Consideration of Resolution 2023-03 Levying Special Assessments

Mr. Flint stated that this would put them in a position to be able to impose assessments once they issue the bonds. He added that the Engineer's Report and methodology were exhibits to this resolution.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Walker Douglas, with all in favor, Resolution 2023-03 Levying Special Assessments, was approved.

Mr. Flint closed the assessment hearing.

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

i. Consideration of Resolution 2023-04 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Mr. Flint noted that this was the 197 hearing, and it allowed the District to use the tax bill as the collection method for their data and O&M assessments, which is called the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments. He noted that they set today as the date of the hearing, and they ran four notices in the paper four consecutive weeks as required by the statutes. He opened the public hearing. He asked for any public comments. Hearing none, he asked the Board for any questions on this resolution. Hearing none, he closed the Uniform Chapter 197 hearing.

On MOTION by Mr. Walker Douglas, seconded by Mr. Tobin, with all in favor, Resolution 2023-04 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

C. Public Hearing on the Adoption of District Rules of Procedure

i. Consideration of Resolution 2023-05 Adopting the Rules of Procedure

Mr. Flint stated that this public hearing was to adopt the rules of procedure for the District. He noted that at the organizational meeting, they were provided with the recommended form of those rules, which basically mirrors the statutes in most respects and addresses how they bid things out, conduct meetings, etc. He noted that they advertised the rule hearing 29 and 28 days in advance of today. He opened the hearing and noted that there was no public to provide comment, so they brought it back to the Board. He reviewed Resolution 2023-05 and asked the Board if they had any questions on this resolution. Mr. Root asked if these were standard from the other Districts that they were familiar with. Mr. Flint responded that was right and added that they were standard and likely very similar if not identical to the rules that they had seen in other CDDs. He noted that they were the same basic rules that they had on over 100 Districts in his office. He asked for any more questions on the rules or the resolution. Hearing none,

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Walker Douglas, with all in favor, Resolution 2023-05 Adopting the Rules of Procedure, was approved.

D. Public Hearing on the Adoption of the Fiscal Year 2022 & Fiscal Year 2023 Budget
i. Consideration of Resolution 2023-06 Adopting the District’s Fiscal Year 2022 – Fiscal Year 2023 Budget and Appropriating Funds

Mr. Flint stated that they had Resolution 2023-06 in the agenda package for review. He noted that attached to the resolution was Exhibit ‘A’, the proposed budget. He explained that this was the standard administrative budget that didn’t include any maintenance expenses at this point. He noted that 2022 was a prorated budget for September and October and 2023 was a full 12 months. He further explained that it contemplated in lieu of O&M assessments that they would operate under a Developer Funding Agreement. He stated that they approved the Funding Agreement at their last meeting. He noted that the developer would only be responsible for the actual cost, not the full amount of this. He explained that if the actual cost were less, that would be the exposé. He opened the public hearing and noted that there was no public comment. He brought it back to the Board asking for any questions on the resolution or the budgets. Hearing none,

On MOTION by Mr. Walker Douglas, seconded by Mr. Tobin, with all in favor, Resolution 2023-06 Adopting the District’s Fiscal Year 2022 – Fiscal Year 2023 Budget and Appropriating Funds, was approved.

SIXTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Authorization

Mr. Flint stated that they hired England-Thims & Miller, Inc. as their interim District engineer and authorized them to issue an RFQ for engineering services per the CCNA act, which governs the bidding of engineering architectural services. He noted that they noticed an RFQ in the paper and received one response, which was from England-Thims & Miller, Inc. He noted that they had the option of rejecting and rebidding or they could accept their proposal and authorize them to bring back an agreement with ETM. The Board decided to accept the proposal from England-Thims & Miller, Inc.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Root, with all in favor, Accepting the Proposal from England-Thims & Miller, Inc, for District Engineering Services and Authorization to Enter Negotiations with Number-One Ranked Firm, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Chiumento had no further reports.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

Mr. Flint stated that he didn’t have anything other than what they had already went through in the meeting.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Flint asked for any other Supervisor requests. A Board member asked when the next meeting was. Mr. Flint responded that it was December 16th at 11:30 a.m. The Board member asked if they needed to have that meeting. Mr. Flint responded likely not because they had taken care of all the public hearings that they had advertised, so if there was no business in December, they didn’t need to hold that meeting. After discussion, they decided to keep the date and would touch base 10 days before and would notify the Board of their decision.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

The first part of the document discusses the importance of maintaining accurate records of all transactions. This includes not only sales and purchases but also any other financial activities that may occur. It is essential to ensure that all entries are properly documented and supported by appropriate evidence.

In addition, the document emphasizes the need for regular reconciliation of accounts. This process involves comparing the company's internal records with the bank statements to identify any discrepancies. By doing so, the company can ensure that its financial statements are accurate and reliable.

Finally, the document highlights the importance of maintaining proper documentation for all financial transactions. This includes keeping copies of all invoices, receipts, and other supporting documents. These records are crucial for auditing and for resolving any disputes that may arise.

The second part of the document provides a detailed overview of the company's financial performance over the past year. This includes a breakdown of sales, expenses, and net income. The data shows that the company has achieved a steady increase in sales, which has led to a corresponding increase in revenue.

However, the document also notes that the company has experienced a significant increase in expenses, particularly in the area of marketing and advertising. This has resulted in a decrease in net income, which is a cause for concern. The management team is currently reviewing the marketing strategy to determine if there are any areas where costs can be reduced without negatively impacting sales.

Overall, the document provides a comprehensive overview of the company's financial situation. It highlights both the strengths and the challenges, and provides a clear path forward for the company's future success.

The final part of the document discusses the company's plans for the upcoming year. This includes a detailed budget and a set of strategic goals. The management team is confident that the company is well-positioned to achieve these goals and to continue to grow and prosper.

In conclusion, the document provides a thorough and detailed overview of the company's financial performance and future plans. It is a valuable resource for all stakeholders and provides a clear picture of the company's current and future financial health.

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Landings Community Development District was held Friday, November 18, 2022 at 11:30 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd, Palm Coast, Florida.

Present were:

Jeffrey Douglas
David Root
Walker Douglas
Toby Tobin
George Flint
Michael Chiumento
Jeremy LeBrun

FIRST ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Mr. Flint provided that the Landowner proxy from JT Grand Landings Development, LLC naming Mr. Jeffrey Douglas was in attendance as the proxy holder representing 204.68 acres or 205 votes. He noted that there were no other landowners represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint noted that there were no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Election of Chairman for the Purpose of Conducting the Landowners' Meeting

Mr. Douglas designated Mr. Flint as the Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Flint reviewed that they had all five seats open. He reviewed the ballot from Mr. Jeffrey Douglas nominating Mr. Jeffrey Douglas, Mr. Walker Douglas, Mr. Toby Tobin, and Mr. Greg Eckley, and Mr. David Root. He asked for any other nominations. Hearing none, he closed the floor to nominations.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint stated that Mr. Jeffrey Douglas had cast 205 votes for himself, 205 votes for Mr. Walker Douglas, 204 votes for Mr. Tobin, 204 votes for Mr. Eckley, and 204 votes for Mr. Root.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Flint stated that Mr. Jeffrey Douglas and Mr. Walker Douglas would serve 4-year terms and Mr. Tobin, Mr. Eckley, and Mr. Root would serve 2-year terms.

SEVENTH ORDER OF BUSINESS

Landowner's Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

SECTION IV

AGREEMENT BETWEEN THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT AND ENGLAND-THIMS & MILLER, INC. FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT made and entered into this ____ day of _____, 2023, by and between:

Landings Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Flagler County, Florida (the “District”), with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801; and

England-Thims & Miller, Inc., a Florida corporation, with a mailing address of 14775 Old St. Augustine Road, Jacksonville, Florida 32258 (the “Engineer”).

WHEREAS, the District is a local unit of special-purpose government established and existing pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Uniform Act”), by ordinance of Flagler County, Florida; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District's Board of Supervisors ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to

the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
 - 1. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors.
 - 2. Providing professional engineering services including, but not limited to, review and execution of documents under any of the District's Trust Indentures and monitoring of District projects.
 - 3. Any other items requested by the Board of Supervisors.

- B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects including, but not limited to:
 - 1. Periodic visits to the site, or full-time construction management of District projects, as directed by District.
 - 2. Processing of contractors' pay estimates.
 - 3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - 4. Final inspection and requested certificates for construction including the final certificate of construction.
 - 5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - 6. Any other Activity related to construction as authorized by the Board.

- C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

Article 2. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized ("Work Authorization"). Authorization of services or projects under the contract shall be at the sole option of the District.

Article 3. Compensation. It is understood and agreed that the payment of compensation for services under this contract shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. Lump Sum Amount – The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within 1 year following the completion of the work contemplated by the lump sum Work Authorization.

B. Hourly Personnel Rates – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates outlined in **Exhibit “A.”** The District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

Article 4. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

Article 5. Term of Contract. It is understood and agreed that the term of this contract will be from the time of execution of this contract by the parties until terminated in accordance with its terms.

Article 6. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

Article 7. Books and Records. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida’s public records law. The District, or

its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

Article 8. Ownership of Documents.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 9. Accounting Records. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

Article 10. Independent Contractor. Engineer and District agree that Engineer is and shall remain at all times an independent contractor and shall not in any way claim or be

considered an employee of the District. Engineer shall not have authority to hire persons as employees of District.

Article 11. Reuse of Documents. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	
Bodily Injury/Property Damage	Combined Single Limits \$1,000,000
Professional Liability for Errors and Omissions	\$1,000,000

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties (except on Professional Liability for Errors and Omissions). The

Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Article. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 15. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of three years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

Article 16. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to section 768.28, *Florida Statutes*.

Article 17. Public Records. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by

law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM, OR C/O GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

Article 18. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

Article 19. Compliance with E-Verify System.

(a) The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Engineer anticipates entering into agreements with a subcontractor for the work, Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an

unauthorized alien. Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Article 20. Controlling Law; Jurisdiction and Venue. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Jurisdiction and venue for any proceeding with respect to this Agreement shall be in Flagler County, Florida

Article 21. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, transmitted by electronic mail (e-mail) and mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:	Landings Community Development District 219 E. Livingston Street Orlando, Florida 32801 Attn: District Manager
With a copy to:	Chiumento Law 145 City Place, Suite 301 Palm Coast, Florida 32164 Attn: Michael Chiumento, III
If to Engineer:	England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, Florida 32258 Attn: Daniel Welch

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-

business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for District and counsel for Engineer may deliver Notice on behalf of District and Engineer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Article 22. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

Article 23. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 24. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

Article 25. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ENGLAND-THIMS & MILLER, INC., a Florida corporation

Witness

By: _____
Its: _____

Exhibit A: Hourly Rate

Exhibit A



www.etminc.com
tel 904-842-8990 • fax 904-846-9485
14775 Old St. Augustine Road • Jacksonville, Florida 32258

ENGLAND-THIMS & MILLER, INC.

HOURLY FEE SCHEDULE – 2022

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

WORK AUTHORIZATION NUMBER 1

_____, 2023

Landings Community Development District
Flagler County, Florida

Subject: **Work Authorization Number 1**
Landings Community Development District

Dear Chairman, Board of Supervisors:

England-Thims & Miller, Inc., is pleased to submit this work authorization to provide engineering services for the Landings Community Development District. We will provide these services pursuant to our current agreement dated _____, 2023 (“Engineering Agreement”) as follows:

I. Scope of Work

Landings Community Development District will engage the services of England-Thims & Miller, Inc., as Engineer to prepare any necessary reports and attend and participate in meetings of the District’s Board of Supervisors as requested by the District.

II. Fees

Landings Community Development District will compensate England-Thims & Miller, Inc., pursuant to the hourly rate schedule contained in the Engineering Agreement in accordance with the terms of the Engineering Agreement. The District will reimburse England-Thims & Miller, Inc., all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the Landings Community Development District and England-Thims & Miller, Inc., with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering England-Thims & Miller, Inc. We look forward to working with you.

Sincerely,

Daniel Welch, P.E.
England-Thims & Miller, Inc.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Landings Community Development District

Date: _____

FORM

SECTION V

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Landings Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 21, 2023

HOUR: 11:30 A.M.

LOCATION: Hilton Garden Inn Palm Coast/Town Center
55 Town Center Blvd
Palm Coast, Florida 32164

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Flagler County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2023.

ATTEST:

**LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Landings
Community Development District

Proposed Budget
FY2024

GMS



Table of Contents

1 General Fund

2-4 General Fund Narrative

Landings
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Developer Contributions	\$ 136,810	\$ 29,591	\$ 53,625	\$ 83,215	\$ 135,898
Total Revenues	\$ 136,810	\$ 29,591	\$ 53,625	\$ 83,215	\$ 135,898
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	\$ 12,000
FICA Expenses	\$ -	\$ 31	\$ 459	\$ 490	\$ 918
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 25,000	\$ 867	\$ 6,000	\$ 6,867	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 2,350	\$ 600	\$ 2,950	\$ 1,200
Telephone	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Postage & Delivery	\$ 1,000	\$ 323	\$ 500	\$ 823	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,750
Copies	\$ 1,000	\$ 2	\$ 50	\$ 52	\$ 500
Legal Advertising	\$ 10,000	\$ 4,907	\$ 5,000	\$ 9,907	\$ 10,000
Contingencies	\$ 5,000	\$ 245	\$ 330	\$ 575	\$ 2,500
Office Supplies	\$ 625	\$ 47	\$ 150	\$ 197	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Expenditures	\$ 136,810	\$ 35,246	\$ 47,969	\$ 83,215	\$ 135,898
Excess Revenues/(Expenditures)	\$ -	\$ (5,656)	\$ 5,656	\$ -	\$ -

Landings

Community Development District

General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Chiumento Law, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Landings

Community Development District

General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Telephone

Represents cost for telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Landings
Community Development District
General Fund Budget

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

SECTION VII

SECTION C

SECTION 1

Landings
Community Development District

Unaudited Financial Reporting
March 31, 2023



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1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Landings
Community Development District
Combined Balance Sheet
March 31, 2023

		<i>General Fund</i>
Assets:		
Cash:		
Operating Account	\$	4,792
Total Assets	\$	4,792
Liabilities:		
Accounts Payable	\$	-
Total Liabilities	\$	-
Fund Balance:		
Unassigned	\$	4,792
Total Fund Balances	\$	4,792
Total Liabilities & Fund Balance	\$	4,792

Landings
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Developer Contributions	\$ 136,810	\$ 29,591	\$ 29,591	\$ -
Total Revenues	\$ 136,810	\$ 29,591	\$ 29,591	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 400	\$ 5,600
FICA Expenses	\$ -	\$ -	\$ 31	\$ (31)
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 867	\$ 11,633
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 20,000	\$ 20,000	\$ 0
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 2,350	\$ (1,750)
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 323	\$ 177
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 500	\$ 2	\$ 499
Legal Advertising	\$ 10,000	\$ 5,000	\$ 4,907	\$ 93
Contingencies	\$ 5,000	\$ 2,500	\$ 245	\$ 2,255
Office Supplies	\$ 625	\$ 313	\$ 47	\$ 266
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 136,810	\$ 61,968	\$ 35,246	\$ 26,721
Fund Balance - Beginning	\$ -		\$ 10,447	
Fund Balance - Ending	\$ -		\$ 4,792	

Landings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ -	\$ 20,837	\$ 8,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,591
Total Revenues	\$ -	\$ -	\$ -	\$ 20,837	\$ 8,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,591
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 89	\$ 690	\$ 89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 867
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Information Technology	\$ -	\$ -	\$ -	\$ 600	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ -	\$ 1,750	\$ -	\$ 400	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,350
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 16	\$ 11	\$ 233	\$ 34	\$ 28	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ 1,760	\$ 3,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,907
Contingencies	\$ 135	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Office Supplies	\$ 31	\$ 0	\$ 15	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 10,539	\$ 8,931	\$ 3,670	\$ 4,478	\$ 3,828	\$ 3,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,246
Excess (Deficiency) of Revenues over Expenditures	\$ (10,539)	\$ (8,931)	\$ (3,670)	\$ 16,359	\$ 4,926	\$ (3,801)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,656)

SECTION 2

Landings

Community Development District

Funding Request #2

January 13, 2023

Bill to:

JTL Grand Landings Dev LLC

Payee	General Fund
1 Chiumento Law, PLLC	
General Counsel - September 2022	\$ 4,432.25
General Counsel - October 2022	\$ 88.50
General Counsel - November 2022	\$ 690.00
General Counsel - December 2022	\$ 88.50
2 Governmental Manangement Services	
Invoice # 1 - September 2022	\$ 1,791.90
Invoice # 2 - October 2022	\$ 3,380.25
Invoice # 3 - November 2022	\$ 3,344.24
Invoice # 4 - December 2022	\$ 3,543.33
Invoice # 5 - January 2023	\$ 3,477.63
<hr/>	
Total:	\$ 20,836.60

Please make check payable to:

Landings
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com

5 1 310.513.315



CHIUMENTO LAW

RECEIVED OCT 24 2022

Bill to:

Landings CDD
219 East Livingston street
orlando , FL 32801

Gflint@gmscfl.com

Landings CDD-General Representation 220573

INVOICE

To September 30, 2022

Invoice Date October 21, 2022

Invoice Number 14989

Due Date Due Upon Receipt

Account Summary

Previous Balance	\$0.00
Payments Received	\$0.00
Outstanding Balance	\$0.00
Current Invoice	\$4,432.25

Total Due \$4,432.25

Pay Online
Click the link or scan the code
with your device to pay online.



[https://firmcentral.westlaw.com/
pay/312NYPH](https://firmcentral.westlaw.com/pay/312NYPH)

Payment Transactions

Date	Type	Invoice #	Description	Amount
<i>No payments have been made on this account.</i>				

Fee Detail

Date		Description	Hours	Rate	Total
9/7/2022	MC	Telephone conference with client, Jeff Douglas and other consultants regarding CDD issues and future development issues.	1.50	\$395.00/hr	\$592.50
9/8/2022	MC	Landings CDD Prepared for meeting; Various emails; Reviewed and revised Engineering Report.	0.60	\$395.00/hr	\$237.00
9/12/2022	VLS	Reviewed agenda for meeting on 9/16/2022; Made edits as appropriate to all resolutions; Drafted notice of establishment.	1.20	\$295.00/hr	\$354.00
9/15/2022	VLS	Reviewed Capital Improvement Plan and Master Assessment Methodology; Annotated both and circulated requested changes to all appropriate parties.	0.70	\$295.00/hr	\$206.50
9/16/2022	MC	Prepared for and attended Board of Supervisor's Organizational Meeting; Telephone conference with Jeff Douglas; Reviewed and finalized documents.	1.80	\$395.00/hr	\$711.00
9/16/2022	VLS	Prepared for, attended, and conducted organizational meeting for CDD.	2.00	\$295.00/hr	\$590.00
9/19/2022	VLS	Received and reviewed Bond Counsel's edits to validation complaint and began updating accordingly.	1.30	\$295.00/hr	\$383.50
9/20/2022	VLS	Continued drafting validation complaint and updated exhibit list.	1.60	\$295.00/hr	\$472.00
9/21/2022	VLS	Office conference with Michael Chiumento re: action items to be completed; Began research on appropriate Chapter 170 and 190 hearings; Began research on validation complaint evidence requirements for show cause hearing.	1.50	\$295.00/hr	\$442.50
9/22/2022	VLS	Drafted and edited notice of establishment for Michael Chiumento to sign; Reviewed updated Master Assessment Methodology and Engineer's Report.	1.30	\$295.00/hr	\$383.50
9/23/2022	CM	E-Record Notice of Establishment of Landings Community Development District.	0.20	\$140.00/hr	\$28.00
Hours Total			13.70	Fee Total	\$4,400.50

Expense Detail

Date		Description	Quantity	Rate	Total
9/23/2022	CM	Simplifile: E-Record Notice of Establishment of the Landings Community Development District	1	\$31.75	\$31.75

Expenses Total \$31.75

Fees	\$4,400.50
Expense	\$31.75
Current Due	\$4,432.25
Outstanding Balance	\$0.00
Total Due	\$4,432.25

Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	0.20
Michael Chiumento III	3.90
Vincent Sullivan	9.60
Total Hours	13.70

Chiumento Law, PLLC
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Email: chiumento@legalteamforlife.com
 Office: (386) 445-8900
 www.legalteamforlife.com



S 1.310.513.315

Bill to:

Landings CDD
 219 East Livingston street
 orlando , FL 32801


Gflint@gmscfl.com

Landings CDD-General Representation 220573

INVOICE

To October 31, 2022

Invoice Date November 17, 2022
 Invoice Number 15182
 Due Date Due Upon Receipt

Account Summary	
Previous Balance	\$4,432.25
Payments Received	\$0.00
Outstanding Balance	\$4,432.25
Current Invoice	\$88.50
Total Due	\$4,520.75
<p>Pay Online Click the link or scan the code with your device to pay online.</p>  <p>https://firmcentral.westlaw.com/pay/F92SXX6</p>	

Payment Transactions

Date	Type	Invoice #	Description	Amount
<i>No payments have been made on this account.</i>				

Fee Detail

Date	Description	Hours	Rate	Total
10/11/2022	VLS Searched for and pulled notice of establishment and sent same to District Manager.	0.30	\$295.00/hr	\$88.50
		Hours Total	0.30	Fee Total
				\$88.50

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
			Expenses Total	\$0.00

Fees	\$88.50
Expense	\$0.00
Current Due	\$88.50
Outstanding Balance	\$4,432.25
Total Due	\$4,520.75

Timekeeper Summary

Timekeeper	Hours
Vincent Sullivan	0.30
	Total Hours
	0.30

Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com



5 1.310.513.315

Bill to:

Landings CDD
219 East Livingston street
orlando , FL 32801


Gflint@gmscfl.com

Landings CDD-General Representation 220573

INVOICE

To November 30, 2022

Invoice Date December 21, 2022
Invoice Number 15438
Due Date Due Upon Receipt

Account Summary	
Previous Balance	\$4,520.75
Payments Received	\$0.00
Outstanding Balance	\$4,520.75
Current Invoice	\$690.00
Total Due	\$5,210.75
Pay Online Click the link or scan the code with your device to pay online.	
	
https://firmcentral.westlaw.com/ pay/1B2TDGD	

Payment Transactions

Date	Type	Invoice #	Description	Amount
<i>No payments have been made on this account.</i>				

Fee Detail

Date		Description	Hours	Rate	Total
11/18/2022	MC	Prepare for and attend Board of Supervisor's meeting and CDD Landowner Meeting	1.00	\$395.00/hr	\$395.00
11/18/2022	VLS	Reviewed CDD meeting agenda and prepared same for meeting.	1.00	\$295.00/hr	\$295.00
Hours Total			2.00	Fee Total	\$690.00

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
Expenses Total				\$0.00

Fees	\$690.00
Expense	\$0.00
Current Due	\$690.00
Outstanding Balance	\$4,520.75
Total Due	\$5,210.75

Timekeeper Summary

Timekeeper	Hours
Michael Chiumento III	1.00
Vincent Sullivan	1.00
Total Hours	2.00

Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com



5 1,310.513 315

Bill to:

Landings CDD
219 East Livingston street
orlando , FL 32801

Gflint@gmscfl.com

Landings CDD-General Representation 220573

INVOICE

To December 31, 2022

Invoice Date January 13, 2023
Invoice Number 15616
Due Date Due Upon Receipt

Account Summary

Previous Balance	\$5,210.75
Payments Received	\$0.00
Outstanding Balance	\$5,210.75
Current Invoice	\$88.50

Total Due \$5,299.25

Pay Online
Click the link or scan the code
with your device to pay online.



[https://firmcentral.westlaw.com/
pay/632WAC4](https://firmcentral.westlaw.com/pay/632WAC4)

Payment Transactions

Date	Type	Invoice #	Description	Amount
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No payments have been made on this account.

Fee Detail

Date	Description	Hours	Rate	Total
12/2/2022	VLS Began review of filing requirements with Caroline McNeil.	0.30	\$295.00/hr	\$88.50
		Hours Total	0.30	Fee Total
				\$88.50

Expense Detail

Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				
			Expenses Total	\$0.00

Fees	\$88.50
Expense	\$0.00
Current Due	\$88.50
Outstanding Balance	\$5,210.75
Total Due	\$5,299.25

Timekeeper Summary

Timekeeper	Hours
Vincent Sullivan	0.30
Total Hours	0.30

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 1
Invoice Date: 9/16/22
Due Date: 9/16/22
Case:
P.O. Number:

Bill To:
Landings CDD

1 1.310.513

	Description	Hours/Qty	Rate	Amount
340	Management Fees - (Prorated September 16th - September 30th, 2022)	15	111.12	1,666.80
352	Website Administration - (Prorated September 16th - September 30th, 2022)	15	3.34	50.10
351	Information Technology - (Prorated September 16th - September 30th, 2022)	15	5.00	75.00

Total \$1,791.90

Payments/Credits \$0.00

Balance Due \$1,791.90

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 2
Invoice Date: 10/1/22
Due Date: 10/1/22
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED

1 1.310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - October 2022 340		3,333.33	3,333.33
Office Supplies 50		31.35	31.35
Postage 420		15.57	15.57

Total	\$3,380.25
Payments/Credits	\$0.00
Balance Due	\$3,380.25

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 3
Invoice Date: 11/1/22
Due Date: 11/1/22
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED

1.310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 340		3,333.33	3,333.33
Office Supplies 510		0.30	0.30
Postage 420		10.61	10.61

Total	\$3,344.24
Payments/Credits	\$0.00
Balance Due	\$3,344.24

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 4
Invoice Date: 12/1/22
Due Date: 12/1/22
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED
DEC 14 2022

1 1.310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022 340		3,333.33	3,333.33
Office Supplies 310		15.00	15.00
Copies 420		195.00	195.00
Total			\$3,543.33
Payments/Credits			\$0.00
Balance Due			\$3,543.33

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 5
Invoice Date: 1/1/23
Due Date: 1/1/23
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED

JAN 11 2023

1
L. 310.513.

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023 340		3,333.33	3,333.33
Postage 420		34.30	34.30
American Express - Statement Closing 10/2/22 - Hilton Garden Inn Meetin Room 490		110.00	110.00

Total \$3,477.63

Payments/Credits \$0.00

Balance Due \$3,477.63

The first part of the document discusses the importance of maintaining accurate records of all transactions. This includes not only sales and purchases but also any other financial activities that may occur during the course of the business. It is essential to ensure that all records are kept up-to-date and are easily accessible for review.

In addition, it is important to establish a clear system of internal controls to help prevent errors and fraud. This may involve implementing procedures for the approval of transactions, the segregation of duties, and the regular reconciliation of accounts. By doing so, the business can ensure that its financial records are reliable and that its assets are protected.

Finally, it is crucial to maintain accurate records of all taxes paid and received. This includes not only income taxes but also sales taxes, property taxes, and any other applicable taxes. Keeping these records will help the business to comply with all tax obligations and to take full advantage of any available tax deductions and credits.

Landings
Community Development District

Funding Request #3
February 3, 2022

Bill to:
JTL Grand Landings Dev LLC

	Payee		General Fund
1	David Root Board Meeting - 11/18/2022	\$	215.30
2	Jeffrey Douglas Board Meeting - 11/18/2022	\$	215.30
3	Greg Eckley Board Meeting - 11/18/2022	\$	215.30
4	LocaliQ Invoice # 0005119143 - Legal Advertising	\$	3,146.94

Total: \$ 3,792.84

Please make check payable to:

Landings
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Landings CDD

Board Meeting Date: November 18, 2022

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Toby Tobin	✓	Yes / No (\$)
2	Len Allen	David Root ✓	Yes / No (\$200)
3	Walker Douglas	✓	Yes / No (\$200)
4	Jeffrey Douglas	✓	Yes / No (\$200)
5	Gene Perez	Greg Eckley	Yes / No (\$)

The supervisors present at the above-referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

11/18/22
Date

****RETURN SIGNED DOCUMENT TO District Accountant****



The Daytona Beach News-Journal
Daytona Pennysaver

ACCOUNT NAME		ACCOUNT #	PAGE #
Landings CDD		830528	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005119143	Nov 1- Nov 30, 2022	December 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (Included In amt due)	TOTAL AMOUNT DUE	
\$0.00	-\$120.18	\$4,786.54	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Landings CDD 219 E Livingston ST Orlando, FL 32801-1508		1-877-736-7612 or smb@ccc.gannett.com	47-2390983
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

00008305280000000000000051191430047865467243

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number:

Date	Description	Amount
11/1/22	Balance Forward	\$1,838.32
11/8/22	PAYMENT - THANK YOU	-\$198.72

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
11/2/22	DTB Flagler/ Palm Coast News Tribune	7950173	Notice of Special Assessment Hearing		1	6.0000 x 9.95 in	\$329.54

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/19/22-11/9/22	7914162	- 197 Resolution Notice	Landings CDD - 83052	\$1,379.08
10/26/22-11/2/22	7942378	LAN FY22&FY23 Budget Hearing		\$646.84
10/26/22-11/2/22	7942635	- 11.18 Meeting		\$791.48

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The Daytona Beach News-Journal
Daytona Pennysaver

ACCOUNT NAME	PAYMENT DUE DATE	AMOUNT PAID
Landings CDD	December 20, 2022	
ACCOUNT NUMBER	INVOICE NUMBER	
830528	0005119143	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$3,146.94	\$1,759.78	\$0.00	\$0.00	\$0.00	-\$120.18	\$4,786.54

REMITTANCE ADDRESS (Include Account# & Invoice# on check) Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476	TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
	<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date / / CVV Code _____ Signature Date _____	

00008305280000000000000051191430047865467243

PROOF OF PUBLICATION

Cari Urrutic
 Landings CDD
 219 E Livingston ST
 Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who, on oath says that he/she is LEGAL COORDINATOR of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Public Notices in the Circuit Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

10/26/2022, 11/02/2022

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Subscribed and sworn to before on 11/02/2022

Nicole Jacobs

 Legal Clerk

[Signature]

 Notary, State of WI, County of Brown
 10-25-26

My commission expires
 Publication Cost: \$791.48
 Order No: 7942635 # of Copies:
 Customer No: 830528 1
 PO #:

THIS IS NOT AN INVOICE!
 Please do not use this form for payment remittance.

RYAN SPELLER
 Notary Public
 State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given to the public and all landowners within Landings Community Development District (the "District") the location of which is generally described as part of sections 19, 20, 21, and 22, Township 13 South, Range 31 East, Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of conducting certain matters of the Board, to include election of certain District officers, and other such business, which may properly come before the Board.
 DATE: November 18, 2022
 TIME: 11:30 a.m.
 PLACE: Hilton Garden Inn Palm Coast/Town Center 55 Town Center Blvd, Palm Coast, FL 32134
 Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her agent shall be entitled to nominate a person for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre. Ballots for the landowner to vote with respect thereto. Precinct lots shall be situated individually and rounded up to the nearest whole acre. The acreage of plotted lots shall not be considered for determining the number of voting units held by a landowner or his/her agent. At the landowners' meeting the landowners shall select a person to advise of the meeting, chair and who shall conduct the meeting. The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law, any or both of the meetings may be conducted by a date, time and place to be notified on the record of such meeting. A copy of the agenda for these meetings may be obtained from 219 E. Livingston Street, Orlando, Florida 32801. There may be an occasion where one or more supervisors will participate by teleconference. Any person requesting special accommodations to participate in these meetings is asked to contact the District Office at (407) 641-5234, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 933-6270 for aid in contacting the District Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
 George S. Flett
 District Manager
 Governmental Management Services - Central Florida, LLC
 LP#00001994, 11/19/2022

PROOF OF PUBLICATION

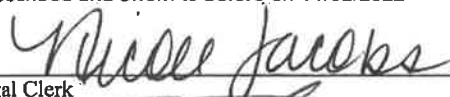
Cari Urrutic
Landings CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

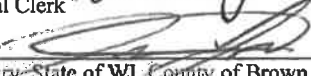
Before the undersigned authority personally appeared, who, on oath says that he/she is LEGAL COORDINATOR of The Flagler/Palm Coast NEWS-TRIBUNE, a weekly newspaper, published in Flagler County, Florida; that the attached copy of advertisement, being a Classified Tab Legal CLEGL in the Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

10/26/2022, 11/02/2022

Affiant further says that The Flagler/Palm Coast News-Tribune is a newspaper published in said Flagler County, Florida, and that the said newspaper has heretofore been continuously published in said Flagler County, Florida each Wednesday and has been entered as second-class mail matter at the post office in said Flagler Beach, in said Flagler County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Subscribed and sworn to before on 11/02/2022



Legal Clerk



Notary, State of WI, County of Brown

10-25-22

My commission expires

Publication Cost: \$664.08
Order No: 7950173 # of Copies:
Customer No: 830528 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin



LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES AND TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO CHAPTER 197.363(2)(4)(C), FLORIDA STATUTES, BY THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT, AND A NOTICE OF REGULAR MEETING OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT.

The Board of Supervisors ("Board") of the Landings Community Development District ("District") will hold public hearings on Friday, November 18, 2022, at 11:30 p.m. at the Hilton Garden Inn Palm Coast (7 Town Center, 55 Town Center Blvd., Palm Coast, Florida 32177) and at the Hilton Garden Inn Palm Coast (7 Town Center, 55 Town Center Blvd., Palm Coast, Florida 32177) to consider the imposition of special assessments on lands within the District, a description of which lands is shown below, and to provide for the collection and enforcement of the special assessments. The lands and areas to be improved are geographically depicted below and more particularly described in the District's Engineer's Report, dated September 8, 2022, prepared by Englund-Thoms & Miller, Inc. ("Improvement, Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed for each parcel or parcel of property may be ascertained at the office of the District Manager located at Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (District Manager's Office).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements benefiting the lands within the District ("Improvements") are currently expected to include, but are not limited to: Orange Transportation Improvements, LVI Stations, Potable Water, Reclaimed Water, Sanitary Sewer, Wastewater, Landscaping, Irrigation, Fencing, Stormwater Management Facilities, Drainage Collection System, Flood Protection, and other improvements. The District is currently conducting a public hearing on the proposed special assessments for the lands within the District. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed for each parcel or parcel of property may be ascertained at the office of the District Manager located at Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (District Manager's Office).

The District intends to impose assessments on the lands within the District in the manner set forth in the District's Major Assessment Methodology, dated September 16, 2022, and prepared by Government Management Services - Central Florida, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure the funds needed to fund the Improvements. As disclosed in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis, and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is planned or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel will be based on a property tax of thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$21,857,741 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Types	No. of Units	Type	Allocation of Fair Debt Per Product		Total Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment	Gross Annual Debt Assessment Per Unit
			Debt	Product				
Villa 40'	104		\$7,571,281	\$72,801	\$7,644,082	\$6,147,070	\$6,147,070	\$6,557.59
Single Family 50'	133		\$12,103,130	\$91,001	\$12,194,131	\$1,024,797	\$7,705.77	\$8,196.58
Single Family 60'	162		\$17,690,569	\$109,201	\$17,800,770	\$1,487,894	\$9,246.20	\$9,636.38
Totals	399		\$37,365,000		\$37,365,000	\$8,660,761		

(*) *Includes collection fees and early payment discounts when collected on the Flagler County tax bill.*
 The assessments may be prepaid in whole or in part, or in some installments in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Flagler County tax bill by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. An affected property owner has the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

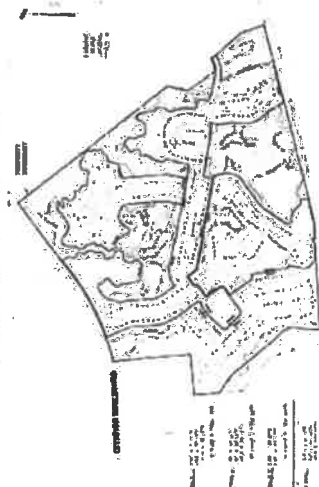
Also, on Friday, November 18, 2022, at 11:30 p.m. at the Hilton Garden Inn Palm Coast (7 Town Center, 55 Town Center Blvd., Palm Coast, FL 32177), the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be postponed in progress to a certain date, time and location to be announced at such meeting and/or hearing.

If anyone chooses to appear at the hearing with respect to any matter outside of the meeting or hearings, such person will need a request of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District at (407) 841-5524 at least 10 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770 for aid in contacting the District office.

LANDINGS COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2022-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT ROLL; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government created and organized under the Uniform Community Development District Act of 1980, as amended in Chapter 190, Florida Statutes ("Uniform Act"); by the City Council of the City of Palm Coast, Florida in Ordinance No. 2022-17; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake, lease, plan, construct, reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the District Engineer's Report, prepared by Englund-Thoms & Miller, Inc. and dated September 8, 2022 as follows: to be funded by the District's Special Assessment Revenue Bonds, Series 2022 ("Special Assessment Revenue Bonds"); a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Engineer's Report"); and

WHEREAS, it is in the best interests of the District to pay all or a portion of the cost of the Improvements through the levy of special assessments on assessable land pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

WHEREAS, the District is empowered by Chapters 170, 190 and 197, Florida Statutes, to finance, reimburse, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved in the District; the amount of those benefits; and that the Assessments will be made in proportion to the benefits received as set forth in the District's Major Assessment Methodology Report, prepared by Government Management Services - Central Florida, LLC, dated September 16, 2022, attached hereto as Exhibit "B" and incorporated herein by reference (the "Assessment Methodology Report"); and on file at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801 (the "District Manager's Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved in the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.
Section 2. The Assessments shall be levied on the assessable land in the District to defray the Estimated Total Cost (hereinafter defined) of the Improvements. The nature of the Improvements generally consists of a system of public infrastructure, improvements and facilities, set as described more particularly in the Engineer's Report and in the plans and specifications on file in the District Manager's Office.
Section 3. The general location of the Improvements is within and without the boundaries of the District in the City of Thisville in the State of Florida.

Section 4. The total estimated cost of the Improvements is \$27,345,217 (hereinafter, referred to as the "Estimated Cost").
Section 5. The Assessments will defray up to \$67,855,000, a portion of which includes the Estimated Cost, plus estimated anticipation-related costs, including capitalized interest, debt service reserve and contingency related to bonds and bond financing (collectively, "Bonds"), which may be issued by the District to finance a portion of the Improvements (the "Estimated Total Cost").

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report.
Section 7. The Assessments shall be levied upon the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially defined thereby and further designated by the assessment plat hereinafter provided for.

Section 8. There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
Section 9. Commencing with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Bonds, the Assessments shall be paid in not more than thirty (30) annual installments or the maximum period of time permitted by law then in effect. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the DISTRICT in any year, or if determined by the Board to be in the best interest of the District, the Assessments may be collected as is otherwise permitted by law and the Assessments shall be collected in such manner as required or permitted by the trust indentures relating to the District's Special Assessment Revenue Bonds, Series 2022.

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the Assessment Methodology Report, which shows the lots and lands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
Section 11. The Board shall cause a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
Section 12. The District Manager is hereby directed to cause this resolution to be published twice in a newspaper of general circulation pursuant to Section 170.05, Florida Statutes within Flagler County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.
Section 13. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 16th day of September 2022.

PROOF OF PUBLICATION

Cari Urrutic
Landings CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

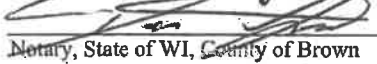
Before the undersigned authority personally appeared, said legal clerk, who, on oath says that he/she is LEGAL COORDINATOR of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Public Notices in the Circuit Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

10/19/2022, 10/26/2022, 11/02/2022, 11/09/2022

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Subscribed and sworn to before on 11/09/2022



Legal Clerk



Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost: \$1379.08
Order No: 7914162 # of Copies:
Customer No: 830528 1
PO #: Landings CDD - 83052

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

LANDINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS
Notice is hereby given that the Landings Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3832, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on November 18, 2022, at 11:30 a.m., at the Hilton Garden Inn Palm Coast / Town Center, 55 Town Center Blvd., Palm Coast, FL 32164.
The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.
The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. To consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, landscape and irrigation improvement, canopy and recreation improvements, and any other lawful improvements or services of the District.
Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 319 East Livingston Street, Orlando, Florida 32801, 407-841-5524, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-555-8771 who can aid you in contacting the District Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
George Filin
District Manager
L17914162 10/19/2022, 11/02/2022



PROOF OF PUBLICATION


Cari Urrutic
Landings CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN


Before the undersigned authority personally appeared, said legal clerk, who, on oath says that he/she is LEGAL COORDINATOR of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices in the Circuit Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

10/26/2022, 11/02/2022

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Subscribed and sworn to before on 11/02/2022



Legal Clerk



Notary, State of WI, County of Brown
10-25-21

My commission expires
Publication Cost: \$646.84
Order No: 7942378 # of Copies: 1
Customer No: 830528
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2021/2022 AND FISCAL
YEAR 2022/2023 BUDGETS; AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Landings Community Development District ("District") will hold a public hearing on November 18, 2022 at 11:30 a.m. at the Hilton Garden Inn Palm Coast/Town Center, 65 Town Center Blvd., Palm Coast, FL 32164, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the remainder of the fiscal year ending September 30, 2022 ("Fiscal Year 2021/2022") and the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations of this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George Flint
District Manager
L1794237 Oct. 26, Nov. 2, 2022 21

From: Stephens, Kim KStephens@ccc.gannett.com
Subject: Re: Landings CDD Account # 830528
Date: February 3, 2023 at 9:14 AM
To: Noralys Ruiz nruiz@gmscfl.com



It is no longer due , it has been paid, the only amount due on the Nov invoice is the current amount \$3146.94

Kim Stephens
kstephens@ccc.gannett.com

From: Noralys Ruiz <nruiz@gmscfl.com>
Sent: Thursday, February 2, 2023 4:14 PM
To: Stephens, Kim <KStephens@ccc.gannett.com>
Subject: Landings CDD Account # 830528

Good Afternoon Kim,

Can you please review our account and provide me with the invoice for the past due balance that is reflecting on this invoice # 0005119143 for \$1,759.78?

Thank you,

Noralys Ruiz
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
Phone: 407-841-5524 ext 141
Fax: 407-839-1526
Email: nruiz@gmscfl.com

[The text in this section is extremely faint and illegible. It appears to be a list of items or a table with multiple columns and rows. The content is mostly obscured by low contrast and blurring.]

Landings

Community Development District

Funding Request #4
February 14, 2023

Bill to:
JTL Grand Landings Dev LLC

	Payee		General Fund
1	Florida Department of Economic Opportunity Invoice # 87586 - Special District Fee FY23	\$	200.00
2	Governmental Manangement Services Invoice # 6 - February 2023	\$	4,761.20

Total: \$ 4,961.20

Please make check payable to:

Landings
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2022 - 2023 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/04/2022	1st Fees Date: 12/03/2022		Invoice No: 87588
Annual Fee: \$175.00	1st Late Fee: \$25.00	2nd Late Fee: \$0.00	Received: \$0.00
			Total Due, Postmarked by 01/09/2023: \$200.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Landings Community Development District

Mr. Michael Chiumento, III
 Chiumento Law PLLC
 145 City Place, Suite 301
 Palm Coast, Florida 32164

- 2. Telephone: 386-445-8900 Ext:
- 3. Fax: 000-000-0000
- 4. Email: michael3@legalteamforlife.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: Due by the end of the first fiscal year after creation.
- 8. County(ies): Flagler
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 10/04/2022
- 11. Creation Document on File: 10/04/2022
- 12. Date Established: 09/06/2022
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Palm Coast
- 15. Creation Document(s): City Ordinance 2022-17
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 1/12/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED FEB 08 2023

Invoice

Invoice #: 6
Invoice Date: 2/1/23
Due Date: 2/1/23
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2023		3,333.33	3,333.33
Website Administration - February 2023		100.00	100.00
Website Administration - (October 2022 - January 2023)	4	100.00	400.00
Information Technology - February 2023		150.00	150.00
Information Technology - (October 2022 - January 2023)	4	150.00	600.00
Office Supplies		0.21	0.21
Postage		28.15	28.15
Copies		1.50	1.50
American Express Statement 11/2/2022 - Hilton Garden Inn - Meeting Room 10/22/2022		110.00	110.00
American Express Statement 12/2/2022 - Simplystamps.com		38.01	38.01
Total			\$4,761.20
Payments/Credits			\$0.00
Balance Due			\$4,761.20

the *Journal of Applied Behavior Analysis* (1974), and the *Journal of Experimental Psychology* (1975).

There are a number of reasons why the *Journal of Applied Behavior Analysis* is the most widely cited journal in the field. First, it is the only journal in the field that is published by a professional organization (the Association for Behavior Analysis).

Second, it is the only journal in the field that is published by a publisher that is known for its high quality of publication (Sage Publications).

Third, it is the only journal in the field that is published by a publisher that is known for its high quality of editing (Sage Publications).

Fourth, it is the only journal in the field that is published by a publisher that is known for its high quality of distribution (Sage Publications).

Fifth, it is the only journal in the field that is published by a publisher that is known for its high quality of circulation (Sage Publications).

Sixth, it is the only journal in the field that is published by a publisher that is known for its high quality of advertising (Sage Publications).

Seventh, it is the only journal in the field that is published by a publisher that is known for its high quality of subscription (Sage Publications).

Eighth, it is the only journal in the field that is published by a publisher that is known for its high quality of pricing (Sage Publications).

Ninth, it is the only journal in the field that is published by a publisher that is known for its high quality of customer service (Sage Publications).

Tenth, it is the only journal in the field that is published by a publisher that is known for its high quality of marketing (Sage Publications).

Eleventh, it is the only journal in the field that is published by a publisher that is known for its high quality of sales (Sage Publications).

Twelfth, it is the only journal in the field that is published by a publisher that is known for its high quality of distribution (Sage Publications).

Thirteenth, it is the only journal in the field that is published by a publisher that is known for its high quality of circulation (Sage Publications).

Fourteenth, it is the only journal in the field that is published by a publisher that is known for its high quality of advertising (Sage Publications).

Fifteenth, it is the only journal in the field that is published by a publisher that is known for its high quality of subscription (Sage Publications).

Sixteenth, it is the only journal in the field that is published by a publisher that is known for its high quality of pricing (Sage Publications).

Seventeenth, it is the only journal in the field that is published by a publisher that is known for its high quality of customer service (Sage Publications).

Eighteenth, it is the only journal in the field that is published by a publisher that is known for its high quality of marketing (Sage Publications).

Nineteenth, it is the only journal in the field that is published by a publisher that is known for its high quality of sales (Sage Publications).

Twentieth, it is the only journal in the field that is published by a publisher that is known for its high quality of distribution (Sage Publications).

Twenty-first, it is the only journal in the field that is published by a publisher that is known for its high quality of circulation (Sage Publications).

Twenty-second, it is the only journal in the field that is published by a publisher that is known for its high quality of advertising (Sage Publications).

Twenty-third, it is the only journal in the field that is published by a publisher that is known for its high quality of subscription (Sage Publications).

Twenty-fourth, it is the only journal in the field that is published by a publisher that is known for its high quality of pricing (Sage Publications).

Twenty-fifth, it is the only journal in the field that is published by a publisher that is known for its high quality of customer service (Sage Publications).

Twenty-sixth, it is the only journal in the field that is published by a publisher that is known for its high quality of marketing (Sage Publications).

Twenty-seventh, it is the only journal in the field that is published by a publisher that is known for its high quality of sales (Sage Publications).

Twenty-eighth, it is the only journal in the field that is published by a publisher that is known for its high quality of distribution (Sage Publications).

Twenty-ninth, it is the only journal in the field that is published by a publisher that is known for its high quality of circulation (Sage Publications).

Thirtieth, it is the only journal in the field that is published by a publisher that is known for its high quality of advertising (Sage Publications).

Thirty-first, it is the only journal in the field that is published by a publisher that is known for its high quality of subscription (Sage Publications).

Thirty-second, it is the only journal in the field that is published by a publisher that is known for its high quality of pricing (Sage Publications).

Thirty-third, it is the only journal in the field that is published by a publisher that is known for its high quality of customer service (Sage Publications).

Thirty-fourth, it is the only journal in the field that is published by a publisher that is known for its high quality of marketing (Sage Publications).

Thirty-fifth, it is the only journal in the field that is published by a publisher that is known for its high quality of sales (Sage Publications).

Thirty-sixth, it is the only journal in the field that is published by a publisher that is known for its high quality of distribution (Sage Publications).

Landings
Community Development District

Funding Request #5
April 12, 2023

Bill to:
JTL Grand Landings Dev LLC

		General Fund FY2023	Capital Project FY2023
1	Chiumento Law, PLLC Invoice # 16340 - Bond Validation - March 2023		\$ 1,205.00
2	GMS-Central Florida, LLC Invoice # 7 - Management Fee - March 2023 Invoice # 8 - Management Fee - April 2023	\$ 3,585.22 \$ 3,583.96	
		\$ 7,169.18	\$ 1,205.00
		Total:	\$ 8,374.18

Please make check payable to:

Landings
Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Chiumento Law, PLLC
145 City Place, Suite 301
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com



Bill to:

Landings CDD
219 East Livingston street
orlando , FL 32801

Gflint@gmscfl.com

Landings CDD- Bond Validation 230189

INVOICE

To March 31, 2023

Invoice Date April 11, 2023
Invoice Number 16340
Due Date Due Upon Receipt

Account Summary

Previous Balance	\$0.00
Payments Received	\$0.00
Outstanding Balance	\$0.00
Current Invoice	\$1,205.00

Total Due \$1,205.00

Pay Online
Click the link or scan the code
with your device to pay online.



<https://firmcentral.westlaw.com/pay/4330UYL>



Payment Transactions

Date	Type	Invoice #	Description	Amount
<i>No payments have been made on this account.</i>				

Fee Detail

Date		Description	Hours	Rate	Total
3/1/2023	VLS	Began drafting Bond Validation complaint; Sent e-mail to District manager requesting resolutions.	1.50	\$320.00/hr	\$480.00
3/21/2023	VLS	Finished compiling complaint and all exhibits; Proofed same in advance of filing with Court.	1.00	\$320.00/hr	\$320.00
Hours Total			2.50	Fee Total	\$800.00

Expense Detail

Date		Description	Quantity	Rate	Total
3/24/2023	MPE	Filing fees	1	\$405.00	\$405.00
Expenses Total					\$405.00



Fees	\$800.00
Expense	\$405.00
Current Due	\$1,205.00
Outstanding Balance	\$0.00
Total Due	\$1,205.00

Timekeeper Summary

Timekeeper	Hours
Vincent Sullivan	2.50
Total Hours	2.50

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 7
Invoice Date: 3/1/23
Due Date: 3/1/23
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023		3,333.33	3,333.33
Website Administration - March 2023		100.00	100.00
Information Technology - March 2023		150.00	150.00
Office Supplies		0.09	0.09
Postage		1.80	1.80

Total	\$3,585.22
Payments/Credits	\$0.00
Balance Due	\$3,585.22

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 8
Invoice Date: 4/1/23
Due Date: 4/1/23
Case:
P.O. Number:

Bill To:
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2023		3,333.33	3,333.33
Website Administration - April 2023		100.00	100.00
Information Technology - April 2023		150.00	150.00
Office Supplies		0.03	0.03
Postage		0.60	0.60
Total			\$3,583.96
Payments/Credits			\$0.00
Balance Due			\$3,583.96

SECTION 3



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901 Phone
(386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.gov

April 26, 2023

Stacie M. Vanderbilt
Landings CDD
219 E. Livingston St.
Orlando, FL 32801

RE: CDD Registered Voters

Dear Stacie M. Vanderbilt:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development District as of April 15, 2023 is:

Landings Community Development District: **0**

If you have any questions or require any further assistance, please contact this office.

Thank you,

Kaiti Lenhart
Supervisor of Elections

RECEIVED

APR 27 2023

GMS-CF, LLC

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

Annual Audit Services for Fiscal Year 2023
Flagler County, Florida

INSTRUCTIONS TO PROPOSE

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Friday, June 30, 2023, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services - Landings Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Years 2023, 2024, 2025, 2026 & 2027. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

SECTION B

**LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Landings Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2023, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Flagler County and has a general administrative operating fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Landings Community Development District.**" Proposals must be received by **Friday, June 30, 2023 at 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint
Governmental Management Services - Central Florida, LLC
District Manager