

*Landings Community
Development District*

Agenda

December 21, 2023

AGENDA

Landings

Community Development District

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

December 14, 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 **Thursday, December 21, 2023** at **1:00 PM** at the **Offices of Chiumento Law, 145 City Place, Unit 301, Palm Coast, FL 32164**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 21, 2023 Board of Supervisors Meeting and Acceptance of Minutes if the July 21, 2023 Audit Committee Meeting
4. Organizational Matters
 - A. Consideration of Resignations
 - B. Consideration of Appointments of Individuals to Fulfill Vacancies in Certain Seats
 - C. Administration of Oaths of Office
 - D. Election of Officers
 - E. Consideration of Resolution 2024-01 Electing Officers
5. Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2023
6. Consideration of Interlocal Agreement for the Collection of Non-Ad Valorem Assessments with the Flagler County Tax Collector
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #9 - #13
8. Other Business
9. Supervisors Requests
10. 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,

George S. Flint

District Manager

Enclosures

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, July 21, 2023 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:

Jeffery Douglas	Chairman
David Root	Vice Chairman
Greg Eckley	Assistant Secretary
Toby Tobin	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Chiumento, III	District Counsel
Jeremy LeBrun	GMS
Daniel Welch <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 16, 2023 Meeting

Mr. Douglas presented the minutes from the June 16, 2023 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Eckley, seconded by Mr. Root, with all in favor, the Minutes from the June 16, 2023 Board of Supervisors Meeting and, were approved, as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint stated no members of the public were present other than staff and Board members. He asked for a motion to close the hearing.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2023-10 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations

Mr. Flint stated the Board previously approved a proposed budget and set today as the date for the public hearing to consider its final adoption. He noted the budget is attached to Resolution 2023-10 and is an administrative budget. It contemplates the Board would enter into a Developer Funding Agreement for funding of these expenses and the developer would only be responsible for the actual expenses in lieu of assessments. He noted the budget for FY24 is about \$1,000 less than the previously adopted budget and most of the fees are level. He stated the Trustee fees and insurance have gone up a little bit but overall, it has gone down. We have reduced the contingency. He noted it is a flat budget funded through a Developer Funding Agreement.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, Resolution 2023-10, Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023-2024 Developer Funding Agreement

Mr. Flint noted the next item is how we fund the budget, it's a Developer Funding Agreement between the District and JTL Grand Landings Development. It is the same form of funding agreement that the Board approved last year. He noted Exhibit A to this is the budget that was just approved and Exhibit B is the legal description of the boundaries of the District. Mr. Douglas asked, the boundary of this District includes what? Mr. Flint stated the existing District. He noted we are talking about doing a boundary amendment and bringing in another party and at that point we could enter into another funding agreement or amend this one if the expenses will be split with someone else.

On MOTION by Mr. Root, seconded by Mr. Tobin, with all in favor, the Fiscal Year 2023-2024 Developer Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of Firm to Perform the Fiscal Year 2023 Audit

Mr. Flint noted the Board as the Audit Committee ranked Grau & Associates #1 and assuming the Board agrees with that, a motion to accept the Audit Committee’s rankings would be in order.

On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Accepting the Audit Committee Recommendation for Grau & Associates to Perform the Fiscal Year 2023 Audit, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Chiumento stated the developer has been requested by an adjacent property owner to expand the boundaries of the CDD to include just under 500 acres to expand the District for the CDD so the parties can work together on some shared infrastructure, shared roadways, and shared amenities. The developer has requested this Board to authorize this to proceed with expanding the boundaries. He noted that on August 3rd is the bond validation hearing which the court should approve the maximum amount of \$38,000,000 in infrastructure to be constructed on the properties. He stated that will happen then we will have to go back and extend the boundaries. He asked for the Board to consider that and give the authorization to proceed with amending the boundaries of the CDD to include the Cascades property and another parcel. Mr. Root asked if there would be two separate budgets for each property or combined. Mr. Chiumento stated they would be treated separately.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, Authorizing the Boundary Petition Amendment Process, was approved.

B. Engineer

Mr. Welch stated the last email he received was to hold off on the revised Engineer’s Report for the annexation until further notice. He noted he has the original Engineer’s Report for Grand Landing site six but haven’t got a full revised one yet for Cascades. He stated they could

put it together and just sit on it. Mr. Flint stated there will be some work to be done for the petition but it is not necessarily part of the Engineer’s Report for the financing.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. No action was required by the Board.

ii. Ratification of Funding Request #8

Mr. Flint stated this was transmitted to the developer pursuant to the Funding Agreement between the District and JTL Grand Landings. We are asked the Board to ratify the request.

On MOTION by Mr. Root, seconded by Mr. Tobin, with all in favor, Funding Request #8, was ratified.

iii. Approval of Fiscal Year 2024 Meeting Schedule

Mr. Flint stated this assumes the same meeting that is previously advertised, the third Friday of every month at 11:30 in this location. He noted if there is no business, we wouldn’t meet. He asked for a motion to keep the monthly meetings.

On MOTION by Mr. Root, seconded by Mr. Eckley, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Douglas adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Landings Community Development District was held Friday, July 21, 2023 at 11:30 a.m. at The Hilton Garden Inn Palm Coast, 55 Town Center Blvd, Palm Coast, Florida.

Present for the audit committee were:

Jeffery Douglas
David Root
Greg Eckley
Toby Tobin
George Flint
Michael Chiumento, III
Jeremy LeBrun
Daniel Welch *by phone*

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

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

Approval of Minutes of the May 19, 2023 Meeting

Mr. Flint asked for approval of the minutes of the May 19, 2023 meeting.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, the Approval of the Minutes of the May 19, 2023, was approved, as presented.

FOURTH ORDER OF BUSINESS

Tally of Audit Committee Member Rankings and Selection of Auditor

Mr. Flint stated previously the Audit Committee approved the form of the notice and the RFP and we advertised that. He noted as a result two proposals were received, one from Grau & Associates and one from DiBartolomeo. The ranking sheet and criteria that the Board approved

included price is 20% and 80% of other factors. He noted as far as price goes, Grau bid \$3,000, \$3,100, \$3,200, \$3,300, and \$3,400 and Di Bartolomeo first year was \$3,850 and then \$16,000 for the last four years. He noted for purposes of the record a ranking sheet would need to be filled out by each Board member or approve a consensus ranking. Mr. Root stated he gives Grau & Associates 100 with 20 points on everything and Di Bartolomeo was given 20, 20, 20, 20 for 80 and for the price 90. Mr. Flint asked if the Audit Committee was comfortable with Mr. Root's ranking and for a motion to adopt a consensus ranking. Mr. Douglas stated the Board accepts Grau & Associates based upon the ranking of a full score of 100 points.

On MOTION by Mr. Tobin, seconded by Mr. Root, with all in favor, Selection of Grau & Associates as the Auditor and Ranking them #1, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Flint ask for a motion adjourned the meeting.

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

SECTION IV

SECTION E

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Landings Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.
_____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of December, 2023.

ATTEST:

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 23, 2023

Board of Supervisors
Landings Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Landings Community Development District, Flagler County, Florida ("the District") for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Landings Community Development District as of and for the fiscal year ended September 30, 2023, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your representatives will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,000 for the September 30, 2023 audit. The fees for the fiscal years 2024, 2025, 2026 and 2027 will not exceed \$3,100, \$3,200, \$3,300 and \$3,400, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Landings Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Landings Community Development District.

By:  Jeremy LeBrun

Title: District Manager

Date: 10/31/23



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VI

**INTERLOCAL AGREEMENT
FOR THE COLLECTION OF NON-AD VALOREM ASSESSMENTS**

This Interlocal Agreement made and entered into this ____ day of _____, 2023, by and between **Landings Community Development District**, an independent special district created by Resolution No. 2022-17 (**hereinafter referred to as “The District”**), whose address is 219 E. Livingston Street, Orlando, Florida 32801, and Suzanne Johnston, Flagler County Tax Collector, a constitutional officer of the State of Florida, whose address is 1769 East Moody Boulevard, Building 2, Suite 102, Bunnell, Florida 32110 (**hereinafter referred to as “Tax Collector”**).

WITNESSETH:

WHEREAS, Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969” (**“Cooperation Act”**), permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has expressed its intent to use the uniform method of notice, levy, collection and enforcement of such assessments, as authorized by Section 197.3632, Florida Statutes (2021); and

WHEREAS, the uniform methodology with its enforcement provisions including the use of tax certificates and tax deeds for enforcing against any delinquencies, is more fair to the delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the uniform method will provide for more efficiency of collection by virtue of the assessment being on the tax notice issued by the Tax Collector which will produce positive economic benefits to the residents of the assessment district; and

WHEREAS, as the uniform method will tend to eliminate confusion and to promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the uniform method of collection; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge a non-ad valorem assessment roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector for actual costs of collection of non-ad valorem assessments or a

2% commission pursuant to Section 192.091(2)(b), Florida Statutes, whichever is greater at the option of the Tax Collector.

NOW, THEREFORE, for and in consideration of the foregoing, including mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

ARTICLE I

PURPOSE

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem assessments levied by the District to include reimbursement by the District to the Tax Collector for actual costs of collection pursuant to Section 197.3632(8)(c), Florida Statutes; any costs involved in separate mailings because of non-merger of any non-ad valorem assessment roll as certified by District Board of Supervisors Chairman or its designee, pursuant to Section 197.3632(7), Florida Statutes; and for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform method, as provided in Section 197.3632(2), Florida Statutes,

ARTICLE II

TERM

The term of this Agreement shall commence on January 1, and shall run through December 31 of the same year, the date of signature of the parties notwithstanding, and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each. However, the District Board of Supervisors shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue, by January 10 in any calendar year in which it intends to discontinue to use the uniform method of collecting each such assessment pursuant to Section 197.3632(6), Florida Statutes.

ARTICLE III

COMPLIANCE WITH LAWS AND REGULATIONS

The parties shall comply with all statutes, laws, rules and regulations, ordinances, and resolutions pertaining to the levy and collection of non-ad valorem assessments by, and any ordinances promulgated by Flagler County not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly promulgated pursuant to said statutes.

This Agreement incorporates the provisions of Section 197.3632, Florida Statutes, as they exist on the date of execution hereof and as they may be from time to time hereafter amended or renumbered.

ARTICLE IV

DUTIES AND RESPONSIBILITIES OF THE DISTRICT

The District agrees and covenants to:

(a) Timely reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the applicable non-ad valorem assessment by the Tax Collector under the uniform method, pursuant to Section 197.3632(2), Florida Statutes, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

(b) To timely pay for or alternatively to timely reimburse the Tax Collector for any separate tax notice necessitated by the Tax Collector not being able to merge the non-ad valorem assessment roll certified by the District Chairman or its designee pursuant to Section 197.3632(7), Florida Statutes.

(c) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem assessment law pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(d) By September 15th of each calendar year, the chairperson of the District, or its designee, shall officially certify to the Tax Collector the non-ad valorem assessment roll on compatible electronic medium to the Tax Collector. The District shall post the non-ad valorem assessment for each parcel on the roll. The Tax Collector shall not accept any such roll that is not certified on compatible electronic medium that does not contain the posting of the non-ad valorem assessment for each parcel. It is the responsibility of the District that such roll be free of errors and omissions. Alternations to such roll may be made by the chair or his or her designee up to 10 days before certification. The District shall notify the Tax Collector, Property Appraiser and Department of Revenue prior to January 10 of the assessment year if the District will discontinue using the uniform method of collection and enforcement of the applicable non-ad valorem assessment.

(e) The District agrees to cooperate with the Tax Collector to implement the uniform method of notice, levy, collection and enforcement of each non-ad valorem assessment, pursuant to, and consistent with, all the provisions of Sections 197.3632 and 197.3635, Florida Statutes, or successor statutory provisions and all applicable rules promulgated by the Department of Revenue as they may be amended from time to time.

(f) For the services herein set out, the District will reimburse the Tax Collector for the costs incurred on the basis of two percent (2%) of the actual assessment collected.

(g) The District authorizes the Tax Collector to deduct the reimbursements as provided in section (f) above at the time of remittance of the proceeds collected for each non-ad valorem assessment.

(h) The District agrees to indemnify the Flagler County Tax Collector, against any and all actions, suits, claims, or demands that may be brought against the Tax Collector, and also against all damages, costs, and expense said Tax Collector may incur, or become liable to pay because of the Tax Collector's actions taken pursuant to this agreement.

(i) Sovereign Immunity. Nothing herein shall be construed as consent to be sued by third parties in any matter arising out of this agreement or as a waiver of sovereign immunity by any party to which sovereign immunity applies.

(j) Should for any reason a refund of said non-ad valorem tax be ordered, the District agrees to assume full and complete responsibility for said refund.

(k) The District and its officers and representatives shall be responsible for final acceptance of all corrected tax bills, split-outs, combinations, additions, and deletions. The Department of Revenue form DR-409A shall be used and submitted as the Tax Collector may direct.

ARTICLE V

DUTIES OF THE TAX COLLECTOR

(a) The Tax Collector shall timely perform all acts and duties required of a Tax Collector under the provisions of sections 197.3632 and 197.3635, Florida Statutes and the rules promulgated from time to time by the Department of Revenue.

(b) The Tax Collector shall merge all rolls, prepare a collection roll, and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem assessments for the District, as applicable, pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions, and any applicable rules of the Department of Revenue and as such rules are amended by the Department from time to time.

(c) The Tax Collector agrees to cooperate with the District in implementation of the uniform method for collecting and enforcing non-ad valorem assessments pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non-ad valorem assessment roll that is not officially certified to the Tax Collector by September 15 of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Tax Collector.

(d) If the Tax Collector discovers error or omissions on such roll, the Tax Collector may request the District to file a corrected roll or a correction of the amount of any assessment and the District shall bear the cost of any such error or omission.

(e) If the Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem assessment or shall direct the District to mail such

a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is affected, the District shall bear all costs associated with the separate notice for the non-ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and have caused these presents to be signed by their duly authorized officers, the date first above written.

ATTEST:

Witness

Suzanne Johnston
Flagler County Tax Collector

ATTEST:

Secretary

By: _____
Chairman of the Board of Supervisors
Landings Community Development
District

SECTION VII

SECTION C

SECTION 1

Landings
Community Development District

Unaudited Financial Reporting
October 31, 2023



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

Landings
Community Development District
Combined Balance Sheet
October 31, 2023

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 8,252	\$ -	\$ 8,252
Due from Developer	\$ 19,564	\$ -	\$ 19,564
Due from General Fund	\$ -	\$ 2,096	\$ 2,096
Total Assets	\$ 27,815	\$ 2,096	\$ 29,911
Liabilities:			
Accounts Payable	\$ 19,521	\$ -	\$ 19,521
Contracts Payable	\$ -	\$ 2,096	\$ 2,096
Total Liabilites	\$ 19,521	\$ 2,096	\$ 21,617
Fund Balance:			
Unassigned	\$ 8,295	\$ -	\$ 8,295
Total Fund Balances	\$ 8,295	\$ -	\$ 8,295
Total Liabilities & Fund Balance	\$ 27,815	\$ 2,096	\$ 29,911

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

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Developer Contributions	\$ 135,898	\$ 8,962	\$ 8,962	\$ -
Total Revenues	\$ 135,898	\$ 8,962	\$ 8,962	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
FICA Expenses	\$ 918	\$ 77	\$ -	\$ 77
Engineering	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Attorney	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 3,333	\$ 3,333	\$ 0
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 300	\$ 25	\$ -	\$ 25
Postage & Delivery	\$ 1,000	\$ 83	\$ -	\$ 83
Insurance	\$ 5,750	\$ 5,750	\$ 5,200	\$ 550
Copies	\$ 500	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 10,000	\$ 833	\$ -	\$ 833
Contingencies	\$ 2,500	\$ 208	\$ 38	\$ 170
Office Supplies	\$ 625	\$ 52	\$ 0	\$ 52
Travel Per Diem	\$ 660	\$ 55	\$ -	\$ 55
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 135,898	\$ 15,217	\$ 8,997	\$ 6,220
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (35)	
Fund Balance - Beginning	\$ -		\$ 8,330	
Fund Balance - Ending	\$ -		\$ 8,295	

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

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 2,096	\$ (2,096)
Total Expenditures	\$ -	\$ -	\$ 2,096	\$ (2,096)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,096)	
Other Financing Sources/(Uses):				
Developer Advances	\$ -	\$ -	\$ 2,096	\$ 2,096
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 2,096	\$ 2,096
Net Change in Fund Balance	\$ -	\$ -	\$ -	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Landings
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 8,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,962
Total Revenues	\$ 8,962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,962
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 8,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,997
Excess (Deficiency) of Revenues over Expenditures	\$ (35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (35)

SECTION 2

Landings

Community Development District

Funding Request #9
July 18, 2023

Bill to:

JTL Grand Landings Dev LLC

Payee	General Fund FY2023	Capital Project FY2023
1 Chiumento Law, PLLC		
Invoice # 16972 Bond Validation - June 2023		\$ 1,932.50
Invoice # 16973 General Counsel - June 2023	\$ 1,040.00	
2 GMS-Central Florida, LLC		
Invoice # 11- Management Fees - July 2023	\$ 3,768.31	
	\$ - 4,808.31	\$ 1,932.50
Total:		\$ 6,740.81

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 June 30, 2023

Invoice Date July 14, 2023
 Invoice Number 16972
 Due Date Due Upon Receipt

Account Summary	
Previous Balance	\$5,358.50
Payments Received	(\$1,205.00)
Outstanding Balance	\$4,153.50
Current Invoice	\$1,932.50
Total Due	\$6,086.00
Pay Online Click the link or scan the code with your device to pay online. 	
https://firmcentral.westlaw.com/pay/9837C7V	

Payment Transactions

Date	Type	Invoice #	Description	Amount
6/7/2023	Check	16340	06072023.1ck Ck#000011	\$1,205.00

Fee Detail

Date		Description	Hours	Rate	Total
5/18/2023	CM	Corresponded with State Attorney regarding transmittal of Order to Show Cause and status of executed Acknowledgment.	0.40	\$145.00/hr	\$58.00
5/31/2023	CM	Follow up correspondence with State Attorney's office regarding status of Acknowledgment of Service.	0.20	\$145.00/hr	\$29.00
5/31/2023	MC	Telephone conference with Jeff Douglas regarding CDD issues and bond validation.	0.50	\$420.00/hr	\$210.00
6/9/2023	MC	Correspondence with Vincent Sullivan regarding next CDD meeting and Bond Validation issues.	0.20	\$420.00/hr	\$84.00
6/20/2023	VLS	Received and reviewed multiple e-mails from Bond team re: resolution passed by Board; Researched history of amendments; Responded to same.	2.40	\$320.00/hr	\$768.00
6/28/2023	CM	Follow up correspondence with State Attorney regarding status of executed Acknowledgment of Service.	0.30	\$145.00/hr	\$43.50
6/28/2023	MC	Telephone conference with Brett Sealy and team regarding Bond Validation and future action; Met with Vincent Sullivan regarding same.	1.00	\$420.00/hr	\$420.00
Hours Total			5.00	Fee Total	\$1,612.50

Expense Detail

Date		Description	Quantity	Rate	Total
6/1/2023	CM	Palm Coast Observer: Publication of Order to Show Cause	1	\$320.00	\$320.00
Expenses Total					\$320.00

Fees	\$1,612.50
Expense	\$320.00
Current Due	\$1,932.50
Outstanding Balance	\$4,153.50
Total Due	\$6,086.00

Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	0.90
Michael Chiumento III	1.70
Vincent Sullivan	2.40
Total Hours	5.00

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

INVOICE

To June 30, 2023

Invoice Date July 14, 2023
 Invoice Number 16973
 Due Date Due Upon Receipt

Gflint@gmscfl.com

Landings CDD-General Representation 220573

Account Summary

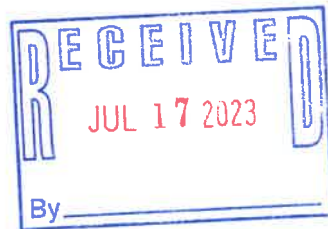
Previous Balance	\$5,299.25
Payments Received	(\$5,299.25)
Outstanding Balance	\$0.00
Current Invoice	\$1,040.00

Total Due \$1,040.00

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



<https://firmcentral.westlaw.com/pay/3037C7X>



Payment Transactions

Date	Type	Invoice #	Description	Amount
1/24/2023	Check	15616	01242023.1ck Ck#000002	\$88.50
1/24/2023	Check	15438	01242023.1ck Ck#000002	\$690.00
1/24/2023	Check	15182	01242023.1ck Ck#000002	\$88.50
1/24/2023	Check	14989	01242023.1ck Ck#000002	\$4,432.25

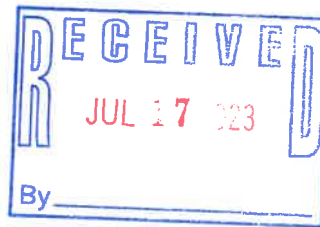
Fee Detail

Date		Description	Hours	Rate	Total
5/19/2023	MC	Prepared for and attended Board of Supervisors meeting.	0.80	\$420.00/hr	\$336.00
6/12/2023	VLS	Received, reviewed, researched, and responded to expansion request e-mail.	0.40	\$320.00/hr	\$128.00
6/16/2023	VLS	Prepared for, attended, and conducted June 2023 Board of Supervisor's meeting.	1.50	\$320.00/hr	\$480.00
6/19/2023	VLS	Received, reviewed, and replied to e-mail with District Engineer and District Manager re: expansion.	0.30	\$320.00/hr	\$96.00
Hours Total			3.00	Fee Total	\$1,040.00

Expense Detail

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

Fees	\$1,040.00
Expense	\$0.00
Current Due	\$1,040.00
Outstanding Balance	\$0.00
Total Due	\$1,040.00



Timekeeper Summary

Timekeeper	Hours	
Michael Chiumento III	0.80	
Vincent Sullivan	2.20	
Total Hours		3.00

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 11**Invoice Date:** 7/1/23**Due Date:** 7/1/23**Case:****P.O. Number:****Bill To:**Landings CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - July 2023		3,333.33	3,333.33
Website Administration - July 2023		100.00	100.00
Information Technology - July 2023		150.00	150.00
Office Supplies		20.06	20.06
Postage		134.47	134.47
Copies		30.45	30.45
Total			\$3,768.31
Payments/Credits			\$0.00
Balance Due			\$3,768.31

Landings

Community Development District

Funding Request #10
August 14, 2023

Bill to:
JTL Grand Landings Dev LLC

	Payee		General Fund FY2023
1	GMS-Central Florida, LLC Invoice # 12- Management Fees - August 2023	\$	4,032.17
2	Supervisor Fees - 07/21/2023 Meeting Toby Tobin David Root Jeffrey Douglas Greg Eckley	\$ \$ \$ \$	215.30 215.30 215.30 215.30
		\$	4,893.37
		Total:	\$ 4,893.37

Please make check payable to:

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

GMS-Central Florida, LLC #1

1001 Bradford Way
Kingston, TN 37763

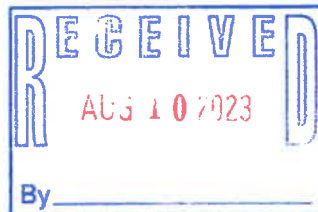
Invoice

Invoice #: 12
Invoice Date: 8/1/23
Due Date: 8/1/23
Case:
P.O. Number:

Bill To:

Landings CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2023 340		3,333.33	3,333.33
Website Administration - August 2023 352		100.00	100.00
Information Technology - August 2023 351		150.00	150.00
Office Supplies 510		20.09	20.09
Postage 420		98.75	98.75
American Express Statement Closing 6/2/23 - Hilton Garden Inn Meeting room 490		240.00	240.00
American Express Statement Closing 7/2/23 - Hilton Garden Inn Meeting Room 490		90.00	90.00



Total	\$4,032.17
Payments/Credits	\$0.00
Balance Due	\$4,032.17

FL-110

Attendance Confirmation
for
BOARD OF SUPERVISORS



District Name: Landings CDD

Board Meeting Date: July 21, 2023

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

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

Approved for Payment:


District Manager Signature

7/21/23
Date

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

FAMIO
(17)

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (2). The WHO Quality of Life Scale (WHOQOL) is a self-rated measure of quality of life that has been used in a number of studies (3, 4). The WHOQOL is a 26-item scale that measures quality of life in terms of physical, psychological, social, and environmental domains.

The purpose of this study was to investigate the relationship between the WHOQOL and the clinical characteristics of people with schizophrenia.

The study was conducted in a community mental health center in London, UK. The center provides a range of services for people with schizophrenia, including day care, residential care, and out-patient services.

The study was approved by the local research ethics committee. All participants gave their informed consent.

The study was conducted over a 12-month period. All participants were recruited from the community mental health center.

The study included 100 people with a diagnosis of schizophrenia. The participants were recruited from the community mental health center.

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Landings

Community Development District

Funding Request #11
September 12, 2023

Bill to:

JTL Grand Landings Dev LLC

		General Fund FY2023	Capital Project FY2023
1	Chiumento Law, PLLC		
	Invoice # 17177 Bond Validation - July 2023		\$ 2,654.00
	Invoice # 17178 General Counsel - July 2023	\$ 756.00	
2	GMS-Central Florida, LLC		
	Invoice # 13- Management Fees -September 2023	\$ 3,822.32	
		\$ 4,578.32	\$ 2,654.00
Total:			\$ 7,232.32

Please make check payable to:

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

Chiumento Law, PLLC #5
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Email: chiumento@legalteamforlife.com
 Office: (386) 445-8900
 www.legalteamforlife.com




300-207-102

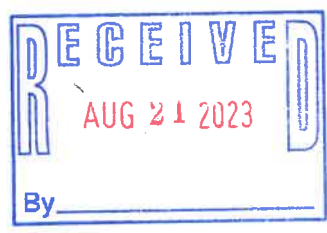
Bill to:
Landings CDD
 219 East Livingston street
 orlando , FL 32801

INVOICE
 To July 31, 2023

Invoice Date August 14, 2023
 Invoice Number 17177
 Due Date Due Upon Receipt

Gflint@gmscfl.com
Landings CDD- Bond Validation 230189

Account Summary	
Previous Balance	\$6,086.00
Payments Received	\$0.00
Outstanding Balance	\$6,086.00
Current Invoice	\$2,654.00
Total Due	\$8,740.00
Pay Online Click the link or scan the code with your device to pay online. 	
https://firmcentral.westlaw.com/pay/30394SR	



Payment Transactions

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

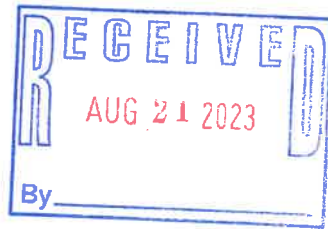
Fee Detail

Date	Type	Description	Hours	Rate	Total
7/6/2023	MC	Prepared for Bond Validation.	0.30	\$420.00/hr	\$126.00

Date		Description	Hours	Rate	Total
7/6/2023	VLS	Received and reviewed acceptance of service of process from State Attorney's office.	0.20	\$320.00/hr	\$64.00
7/10/2023	VLS	Reviewed suit and began research re: annexing additional lands.	1.80	\$320.00/hr	\$576.00
7/11/2023	VLS	Continued research re: annexing additional lands into CDD Boundary and Bond Validation.	1.40	\$320.00/hr	\$448.00
7/24/2023	VLS	Drafted, edited, finalized, filed, and served memorandum of authority for Bond Validation proceeding on 8/3.	2.00	\$320.00/hr	\$640.00
7/26/2023	VLS	Drafted, edited, filed and served exhibit list and exhibits in advance of hearing on August 3; Drafted, edited, and circulated consent for State's Attorney to consent to the entry of exhibits at Order to Show Cause hearing.	2.30	\$320.00/hr	\$736.00
7/31/2023	VLS	Followed up with States Attorney re: stipulation to admission of exhibits.	0.20	\$320.00/hr	\$64.00
Hours Total			8.20	Fee Total	\$2,654.00

Expense Detail

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



Fees	\$2,654.00
Expense	\$0.00
Current Due	\$2,654.00
Outstanding Balance	\$6,086.00
Total Due	\$8,740.00

121 8/21/23

Timekeeper Summary

Timekeeper	Hours
Michael Chiumento III	0.30

Timekeeper	Hours
Vincent Sullivan	7.90
Total Hours	8.20

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



CHIUMENTO LAW
 LEGAL TEAM FOR LIFE

Bill to:

Landings CDD
 219 East Livingston street
 orlando , FL 32801

Gflint@gmscfl.com

Landings CDD-General Representation 220573

INVOICE

To July 31, 2023

Invoice Date August 14, 2023
 Invoice Number 17178
 Due Date Due Upon Receipt

Account Summary

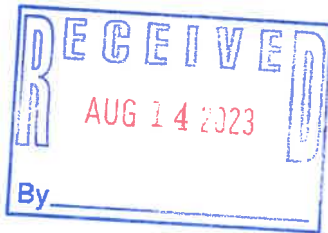
Previous Balance	\$1,040.00
Payments Received	\$0.00
Outstanding Balance	\$1,040.00
Current Invoice	\$756.00

Total Due \$1,796.00

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 with your device to pay online.



<https://firmcentral.westlaw.com/pay/1E3952F>



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
7/10/2023	MC	Reviewed bonding matters; Reviewed prior agendas to insure statutory compliance; Correspondence with CDD Manager.	0.80	\$420.00/hr	\$336.00
7/21/2023	MC	Prepared for and attended Board of Supervisor's meeting.	1.00	\$420.00/hr	\$420.00
Hours Total			1.80	Fee Total	\$756.00

Expense Detail

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

Fees	\$756.00
Expense	\$0.00
Current Due	\$756.00
Outstanding Balance	\$1,040.00
Total Due	\$1,796.00

FL#9

Timekeeper Summary

Timekeeper	Hours	
Michael Chiumento III	1.80	
Total Hours		1.80



GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 13**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**Landings CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2023		3,333.33	3,333.33
Website Administration - September 2023		100.00	100.00
Information Technology - September 2023		150.00	150.00
Office Supplies		20.18	20.18
Postage		156.26	156.26
Copies		2.55	2.55
Hilton Garden Inn - American Express Statement Closing 8/2/23		60.00	60.00
		Total	\$3,822.32
		Payments/Credits	\$0.00
		Balance Due	\$3,822.32

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (1).

There is a growing awareness of the need to improve the quality of life of people with schizophrenia. The World Health Organization (WHO) has developed a number of instruments to measure the quality of life of people with schizophrenia (2). The WHO Quality of Life Scale (WHOQOL) is a self-rated measure of quality of life that has been used in a number of studies (3). The WHOQOL is a 26-item scale that measures quality of life in terms of physical, psychological, social, and spiritual domains. The WHOQOL is a self-rated measure of quality of life that has been used in a number of studies (3).

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Landings

Community Development District

Funding Request #12

October 24, 2023

Bill to:

JTL Grand Landings Dev LLC

Payee	General Fund FY2023	General Fund FY2024	Boundary Amendment FY2023	Capital Project FY2023
1 Egis Insurance & Risks Advisors Invoice # 19218- Insurance Policy - FY24 10.01.23-10.01.24		\$ 5,200.00		
2 Chiumento Law, PLLC Invoice # 17506 General Counsel - September 2023	\$ 1,266.00			
Invoice # 17701 Boundary Amendment- September 2023			\$ 9,296.00	
Invoice # 17703 Bond Validation - September 2023				\$ 232.50
Invoice # 17505 Bond Validation - September 2023				\$ 1,863.50
3 LocaliQ Invoice # 0005914174 - Legal Advertising September 2023	\$ 39.96			
4 Florida Department of Economic Invoice # 89548 - Special District State Fee -FY24		\$ 175.00		
GMS-Central Florida, LLC Invoice # 15- Management Fees -October 2023		\$ 3,586.65		
	\$ 1,305.96	\$ 8,961.65	\$ 9,296.00	\$ 2,096.00
Total:				\$ 21,659.61

Please make check payable to:

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

INVOICE



310-513-460

Landings Community Development District
 c/o Government Management Services, LLC
 219 E Livingston St
 Orlando, FL 32801

Customer	Landings Community Development District
Acct #	1311
Date	08/29/2023 ✓
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,200.00
Payment Amount	
Payment for:	Invoice#19218 ✓
100123995	

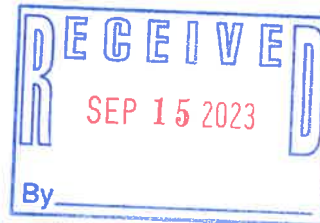
Thank You

Please detach and return with payment



Customer: Landings Community Development District

Invoice	Effective	Transaction	Description	Amount
19218	10/01/2023	Renew policy	Policy #100123995 10/01/2023-10/01/2024 Florida Insurance Alliance General Liability - Renew policy Due Date: 8/29/2023	5,200.00
				Total
				\$ 5,200.00



Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	08/29/2023



Chiumento Law, PLLC #5
 145 City Place, Suite 301
 Palm Coast, FL 32164
 Email: chiumento@legalteamforlife.com
 Office: (386) 445-8900
 www.legalteamforlife.com

310 513 - 315



CHIUMENTO LAW
 LEGAL TEAM FOR LIFE

Bill to:

Landings CDD
 219 East Livingston street
 orlando , FL 32801

INVOICE

To August 31, 2023

Invoice Date September 26, 2023
 Invoice Number 17506
 Due Date Due Upon Receipt

Gflint@gmscfl.com

Landings CDD-General Representation 220573

Account Summary

Previous Balance	\$1,796.00
Payments Received	(\$1,040.00)
Outstanding Balance	\$756.00
Current Invoice	\$1,266.00

Total Due \$2,022.00

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



<https://firmcentral.westlaw.com/pay/ED3DL00>



Payment Transactions

Date	Type	Invoice #	Description	Amount
9/6/2023	Check	16973	ck 0016 09062023.1CK	\$1,040.00

Pend. to bank &
 add. to FE.
 per Mas C. Hold.
 opp until further
 notice

28

Fee Detail

Date		Description	Hours	Rate	Total
8/11/2023	VLS	Numerous e-mails with District Manager, Bond Finance Company, and Board Member Jeff Douglas re: expansion of CDD boundaries and steps moving forward re: same.	0.50	\$320.00/hr	\$160.00
8/14/2023	MC	Prepared for Bond Issuance and annexation.	0.80	\$420.00/hr	\$336.00
8/30/2023	JT	Received instruction as to tasks to complete from MC3; Reviewed Florida Statute section 190.046 and 190.005 regarding expansion of a Community Development District; Drafted memo checklist re: same.	1.40	\$250.00/hr	\$350.00
8/30/2023	MC	Drafted petition to expand boundaries.	0.60	\$420.00/hr	\$252.00
8/31/2023	MC	Reviewed statutory authority; Revised legal memorandum regarding petition to expand boundaries.	0.40	\$420.00/hr	\$168.00
Hours Total			3.70	Fee Total	\$1,266.00

Expense Detail

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

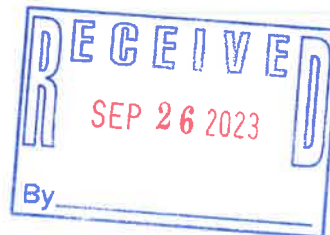


Fees	\$1,266.00
Expense	\$0.00
Current Due	\$1,266.00
Outstanding Balance	\$756.00
Total Due	\$2,022.00

Timekeeper Summary

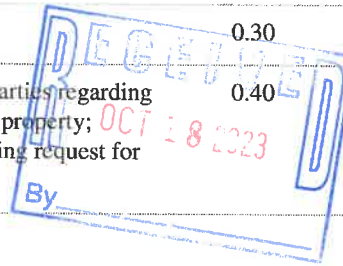
Timekeeper	Hours
Jared T Trent	1.40
Michael Chiumento III	1.80

Timekeeper	Hours
Vincent Sullivan	0.50
Total Hours	3.70

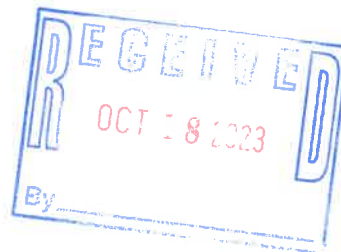


Fee Detail

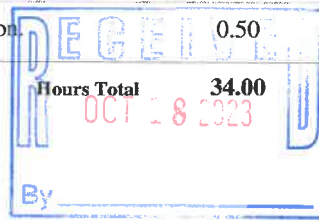
Date		Description	Hours	Rate	Total
9/1/2023	JT	Office conference with MC3 and Caroline McNeil re: package for CDD expansion; Received instruction from MC3 as to tasks to complete.	0.40	\$250.00/hr	\$100.00
9/1/2023	MC	Drafted CDD Expansion.	0.50	\$420.00/hr	\$210.00
9/5/2023	JT	Reviewed file and obtained information of party that provided the original SERC and timetable in order to request updated versions be made.	0.50	\$250.00/hr	\$125.00
9/6/2023	JT	Reviewed original petition to City of Palm Coast creating the CDD; Email correspondence to Greg Flint requesting an updated SERC report; Office conference with Caroline McNeil re: obtaining SERC report and updated Timetable; Reviewed checklist of necessary documentation for expansion petition.	1.80	\$250.00/hr	\$450.00
9/6/2023	MC	Amended Application and submittal for CDD expansion.	0.80	\$420.00/hr	\$336.00
9/7/2023	JT	Draft proposed Amendment to Ordinance establishing the CDD re: expansion parcel; Draft Staff Report re: same; Draft proposed Petition re: same; Reviewed Ordinance establishing the CDD; Office conference with Caroline McNeil re: status of supporting documents for the Petition; Email correspondence requesting updated Timetable for Petition to Amend.	2.60	\$250.00/hr	\$650.00
9/8/2023	JT	Draft Petition to Amend CDD boundaries; Reviewed and revised proposed Ordinance to Amend CDD boundaries; Draft Staff Report re: same; Office conference with MC3 re: status of package; Email correspondence to team re: supporting documents needed for Petition to Amend.	5.80	\$250.00/hr	\$1,450.00
9/8/2023	MC	Coordinated applications.	0.30	\$420.00/hr	\$126.00
9/11/2023	CM	Various correspondence with parties regarding legal description for expansion property; Corresponded with City regarding request for agenda.	0.40	\$145.00/hr	\$58.00



Date		Description	Hours	Rate	Total
9/11/2023	JT	Office conference with Caroline re: staff report and number of residential units in Expansion Parcel; Email correspondence re: same; Email correspondence to team re: supporting documents needed for Petition; Received and reviewed staff reports; Draft Consent and Joinder Form, and Affidavit of Agent; Email correspondence to team re: Affidavit of Agent.	2.70	\$250.00/hr	\$675.00
9/11/2023	MC	Prepared for expansion of CDD and bond issues; Received and reviewed correspondence regarding same.	0.60	\$420.00/hr	\$252.00
9/13/2023	JT	Review and revise Petition to amend CDD boundaries; Draft corresponding exhibits for petition; Telephone conference with City Clerk re: staff reports for petition to amend CDD boundaries; Review FLUM chart for Expansion Parcel; Draft CDD Resolution re: Petition to amend boundaries; Email correspondence to team re: what documents are still needed as exhibits for petition; Telephone conference with MC3, VLS, and team re: status of CDD expansion; Office conference with VLS re: same; Revise consent and joinder forms; Email correspondence to Jeff Douglas providing documents for his signature.	9.30	\$250.00/hr	\$2,325.00
9/13/2023	MC	Prepared for and attend team meeting regarding expansion, construction and other matters.	1.00	\$420.00/hr	\$420.00
9/15/2023	CM	Various correspondence with all parties regarding items needed.	0.60	\$145.00/hr	\$87.00
9/18/2023	JT	Email correspondence to Team requesting update on supporting documents for petition; Review MC3 notes and feedback on draft petition to amend, and revise accordingly; Telephone call to Clerk's office re: status of staff reports requested; Receive email correspondence from Bob Hannon re: legal sketch.	0.60	\$250.00/hr	\$150.00



Date		Description	Hours	Rate	Total
9/19/2023	JT	Email correspondence to team requesting status update on supporting documents; Revise Petition to Amend to reflect updated Legal Description received; Telephone call to City Clerk's Office re: status of Staff Reports requested; Office conference with Caroline McNeil re: status of supporting documents received.	1.00	\$250.00/hr	\$250.00
9/21/2023	JT	Email correspondence with team re: status update on supporting documents for petition; Receive and review email correspondence from Dan Welch re: same.	0.20	\$250.00/hr	\$50.00
9/21/2023	MC	Coordinated Application for Expansion.	0.30	\$420.00/hr	\$126.00
9/25/2023	JT	Received and reviewed Capital Improvement plan from Dan Welch; Office conference with MC3 re: same; Email correspondence to team.	0.40	\$250.00/hr	\$100.00
9/26/2023	JT	Received and reviewed email correspondence from George Flint and the corresponding signed Resolution; Received and reviewed email correspondence from team re: conflicting information provided in the reports; Email correspondence to team re: same; Received and reviewed records requested from City Clerk's office; Telephone conference to Clerk's office re: broken link to records; Office conference with Caroline McNeil.	1.80	\$250.00/hr	\$450.00
9/27/2023	JT	Received and reviewed email correspondence with team.	0.20	\$250.00/hr	\$50.00
9/28/2023	JT	Email correspondence to team; Office conference with Caroline McNeil.	0.20	\$250.00/hr	\$50.00
9/28/2023	MC	Finalized Shared Use Agreement; Finalized Expansion Application.	1.30	\$420.00/hr	\$546.00
9/29/2023	JT	Reviewed email correspondences received from Caroline McNeil; Reviewed Petition and supporting exhibits.	0.20	\$250.00/hr	\$50.00
9/29/2023	MC	Finalized CDD Expansion Petition	0.50	\$420.00/hr	\$210.00



Hours Total 34.00 **Fee Total \$9,296.00**

Expense Detail

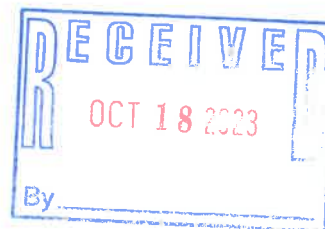
Date	Description	Quantity	Rate	Total
<i>No expenses have been charged for this invoice.</i>				

Expenses Total \$0.00

Fees	\$9,296.00
Expense	\$0.00
Current Due	\$9,296.00
Outstanding Balance	\$0.00
Total Due	\$9,296.00

Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	1.00
Jared T Trent	27.70
Michael Chiumento III	5.30
Total Hours	34.00



Chiumento Law, PLLC

145 City Place, Suite 301 #5
Palm Coast, FL 32164
Email: chiumento@legalteamforlife.com
Office: (386) 445-8900
www.legalteamforlife.com

300-207.102



CHIUMENTO LAW
LEGAL TEAM FOR LIFE

Bill to:

Landings CDD
219 East Livingston street
orlando , FL 32801

INVOICE

To September 30, 2023

Invoice Date October 16, 2023
Invoice Number 17703
Due Date Due Upon Receipt

Gflint@gmscfl.com

Landings CDD- Bond Validation 230189

Account Summary

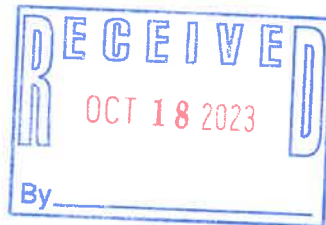
Previous Balance	\$4,517.50
Payments Received	\$0.00
Outstanding Balance	\$4,517.50
<u>Current Invoice</u>	<u>\$232.50</u>

Total Due \$4,750.00

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<https://firmcentral.westlaw.com/pay/253F794>



Payment Transactions

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

Fee Detail

Date		Description	Hours	Rate	Total
9/6/2023	VLS	Drafted, edited, filed, and served certificate of no appeal.	0.50	\$320.00/hr	\$160.00
9/14/2023	CM	Obtained Certificate of No Judgment; Updated pleading index; Corresponded with Client and George Flint regarding same.	0.50	\$145.00/hr	\$72.50
Hours Total			1.00	Fee Total	\$232.50

Expense Detail

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

Fees	\$232.50
Expense	\$0.00
Current Due	\$232.50
Outstanding Balance	\$4,517.50
Total Due	\$4,750.00



Timekeeper Summary

Timekeeper	Hours	
Caroline Mcneil	0.50	
Vincent Sullivan	0.50	
Total Hours		1.00

Fee Detail

Date		Description	Hours	Rate	Total
7/7/2023	CM	Updated pleading index in preparation for case meeting.	0.30	\$145.00/hr	\$43.50
8/3/2023	MC	Attended hearing to establish Bond Validation matters for CDD.	0.60	\$420.00/hr	\$252.00
8/3/2023	VLS	Prepared for Order to Show Cause Hearing; Attended and conducted same; Drafted final judgment validating bond issuance and submitted the same to the Court for execution and entrance.	4.40	\$320.00/hr	\$1,408.00
8/7/2023	VLS	Received and reviewed signed judgment validating bonds; Circulated same to development team.	0.30	\$320.00/hr	\$96.00
8/10/2023	VLS	Received, reviewed, and responded to Brett Sealy's e-mail re: expansion of district.	0.20	\$320.00/hr	\$64.00
Hours Total			5.80	Fee Total	\$1,863.50

Expense Detail

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

Fees	\$1,863.50
Expense	\$0.00
Current Due	\$1,863.50
Outstanding Balance	\$2,654.00
Total Due	\$4,517.50



Timekeeper Summary

Timekeeper	Hours
Caroline Mcneil	0.30
Michael Chiumento III	0.60

Timekeeper	Hours
Vincent Sullivan	4.90
Total Hours	5.80



LOCALIQ


The Daytona Beach News-Journal #2
Daytona Pennysaver

310-813-480

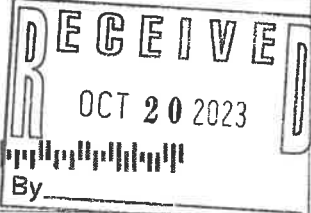
ACCOUNT NAME Landings CDD		ACCOUNT # 830528	PAGE # 1 of 1
INVOICE # 0005914174	BILLING PERIOD Sep 1- Sep 30, 2023	PAYMENT DUE DATE October 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE \$39.96	

BILLING ACCOUNT NAME AND ADDRESS

Landings Cdd
219 E. Livingston St.
Orlando, FL 32801-1508



By _____



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.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

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

Date	Description	Amount
9/1/23	Balance Forward	
9/20/23	PAYMENT - THANK YOU	\$81.36
Package Advertising:		-\$81.36

Start-End Date	Order Number	Description	PO Number	Package Cost
9/27/23	9304585	Legal 1 Column	LDTB0022973	\$39.96

RECEIVED

RECEIVED

OCT 18 2023

GMS-CR, LLC

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$39.96
Service Fee 3.99%	\$1.59
*Cash/Check/ACH Discount	-\$1.59
*Payment Amount by Cash/Check/ACH	\$39.96
Payment Amount by Credit Card	\$41.55

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Landings CDD		ACCOUNT NUMBER 830528		INVOICE NUMBER 0005914174		AMOUNT PAID
CURRENT DUE \$39.96	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE \$39.96
REMITTANCE ADDRESS (Include Account # & Invoice # on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE \$41.55
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		
				Card Number _____		
				Exp Date / / CVV Code _____		
				Signature Date _____		

00008305280000000000000059141740000399667242

PROOF OF PUBLICATION

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 or she is the Legal Coordinator of The Flagler/Palm Coast NEWS-TRIBUNE, published in Flagler County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

09/27/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/27/2023

Matt Miller
Legal Clerk

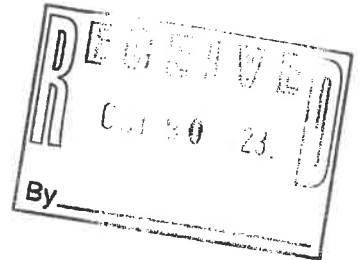
Kaitlyn Felty
Notary, State of WI, County of Brown
09/27/23

My commission expires

Publication Cost: \$39.96
Order No: 9304585 # of Copies:
Customer No: 830528 -1
PO #: LDTB0022973

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF MEETING DATES
LANDINGS
COMMUNITY DEVELOPMENT
DISTRICT

Fiscal Year 2024.

The Board of Supervisors of the Landings Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2024 at 11:30 am at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164, on the third Friday of every month as follows:

October 20, 2023
November 17, 2023
December 15, 2023
January 19, 2024
February 16, 2024
March 15, 2024
April 19, 2024
May 17, 2024
June 21, 2024
July 19, 2024
August 16, 2024
September 20, 2024

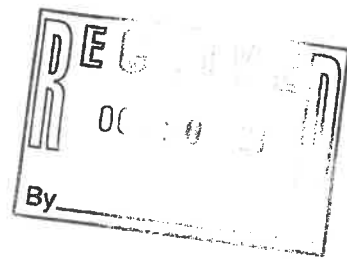
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by phone 407-841-5524, during normal business hours, or via the District's website at <https://landingscdd.com>.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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 S. Flint
District Manager
Governmental Management Services - Central Florida, LLC
September 27 2023
LDTB0022973



310-513-540

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 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: 10/02/2023				Invoice No: 89548
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

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

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

000970

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: Not on file - 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: [Signature] Date 10/10/23

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 2023 - 2024 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 2023 - 2024 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.

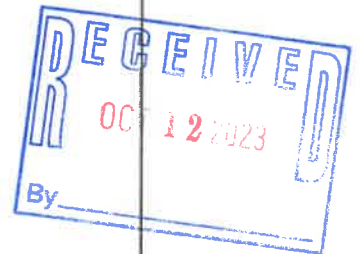
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 15
Invoice Date: 10/1/23
Due Date: 10/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2023 340		3,333.33	3,333.33
Website Administration - October 2023 352		100.00	100.00
Information Technology - October 2023 351		150.00	150.00
Office Supplies 510		0.18	0.18
Postage 420		3.14	3.14



Total \$3,586.65
Payments/Credits \$0.00
Balance Due \$3,586.65

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (15.5% of the population).

There is a growing awareness of the need to address the health care needs of the elderly population. The Department of Health (1998) has set out a strategy for the care of the elderly, which includes a commitment to improve the quality of care for the elderly.

The strategy is based on the following principles: (1) to ensure that the elderly are treated as individuals; (2) to ensure that the elderly are treated with respect and dignity; (3) to ensure that the elderly are treated as equal citizens; (4) to ensure that the elderly are treated as active members of society.

The strategy also sets out a number of key objectives, including: (1) to improve the quality of care for the elderly; (2) to reduce the number of elderly people who are admitted to hospital; (3) to reduce the number of elderly people who are in care homes; (4) to reduce the number of elderly people who are in residential care.

The strategy is a key document for the health care system in the UK. It sets out a clear vision for the care of the elderly and provides a framework for the development of policies and practices that will improve the quality of care for the elderly.

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Landings

Community Development District

Funding Request #13

November 20,2023

Bill to:

JTL Grand Landings Dev LLC

	Payee	General Fund FY2024	Capital Project FY2024
1	GMS-Central Florida, LLC Invoice # 16- Management Fees - November 2023	\$ 3,586.14	
2	Chiumento Law, PLLC Invoice # 17938 - CDD Expansion October 2023		\$ 3,881.00
		\$ 3,586.14	\$ 3,881.00
		Total:	\$ 7,467.14

Please make check payable to:

Landings

Community Development District

6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

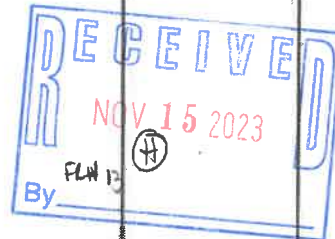
GMS-Central Florida, LLC #1
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 16
Invoice Date: 11/1/23
Due Date: 11/1/23
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2023 310		3,333.33	3,333.33
Website Administration - November 2023 353		100.00	100.00
Information Technology - November 2023 351		150.00	150.00
Office Supplies 510		0.12	0.12
Postage 420		2.69	2.69



Total	\$3,586.14
Payments/Credits	\$0.00
Balance Due	\$3,586.14

Chiumento Law, PLLC #5
 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 - CDD Expansion 230597

INVOICE

To October 31, 2023

Invoice Date November 14, 2023
 Invoice Number 17938
 Due Date Due Upon Receipt

Account Summary

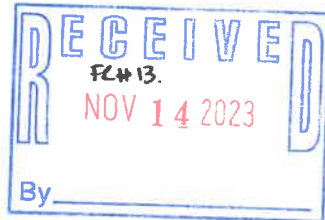
Previous Balance	\$9,296.00
Payments Received	\$0.00
Outstanding Balance	\$9,296.00
Current Invoice	\$3,881.00

Total Due \$13,177.00

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



<https://firmcentral.westlaw.com/pay/C53GK6K>

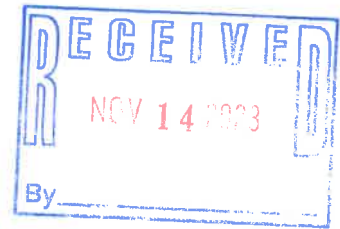


Payment Transactions

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

Fee Detail

Date		Description	Hours	Rate	Total
10/2/2023	JT	Received and reviewed email correspondence, updated SERC, Master Plan, and Capital Improvement Plan from team; Reviewed and revised Expansion petition and all exhibits to confirm accurate acreage etc. is reflected; Created updated exhibits for petition; Email correspondence with team.	5.20	\$250.00/hr	\$1,300.00
10/4/2023	JT	Received and reviewed updated Capital Improvement Plan; Telephone call and email correspondence to Dan Welch re: Capital Improvement Plan issues; Email correspondence to George Flint re: SERC; Finalized Cover Letter, Petition, and Exhibits 1 through 12; Office conference with MC3 re: finalized Petition.	3.90	\$250.00/hr	\$975.00
10/5/2023	MC	Finalize City Expansion Petition; Submit to City of Palm Coast.	1.40	\$420.00/hr	\$588.00
10/6/2023	JT	Reviewed and revised final draft of Petition, made slight revisions; Scanned signed cover letter and uploaded to Firm Central file; Reviewed City of Palm Coast's online portal to submit petition; Telephone call to Damaris Ramirez re: same, left voicemail; Telephone call to City of Palm Coast re: same, left voicemail; Telephone call with Ray Tyner re: same; Dropped off Petition at City of Palm Coast office.	1.30	\$250.00/hr	\$325.00
10/9/2023	JT	Office conference with MC3; Email correspondence to City contact re: petition.	0.30	\$250.00/hr	\$75.00
10/9/2023	MC	Correspondence with the City of Palm Coast regarding agenda items, Telephone conference with Phong Nguyen regarding the status of agenda matters.	0.40	\$420.00/hr	\$168.00
10/25/2023	JT	Email correspondence with City of Palm Coast staff re: proposed Ordinance; Revised word version of proposed Ordinance and sent to City; Reviewed status of ads to run prior to meetings for expansion.	0.30	\$250.00/hr	\$75.00
10/26/2023	JT	Drafted Ads/ Notice of Hearing re: Petition to Expand.	0.90	\$250.00/hr	\$225.00



Date	Description	Hours	Rate	Total
10/27/2023	JT Reviewed and revised ad.	0.60	\$250.00/hr	\$150.00
		Hours Total	14.30	Fee Total
				\$3,881.00

Expense Detail

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

Fees	\$3,881.00
Expense	\$0.00
Current Due	\$3,881.00
Outstanding Balance	\$9,296.00
Total Due	\$13,177.00

Timekeeper Summary

Timekeeper	Hours
Jared T Trent	12.50
Michael Chiumento III	1.80
Total Hours	14.30

