### Landings Community Development District

Agenda

June 21, 2024

## AGENDA

### Landings

### Community Development District

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

June 14, 2024

Board of Supervisors Landings Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Landings Community Development District will be held on Friday, June 21, 2024 at 11:30 AM at the Hilton Garden Inn Palm Coast, 55 Town Center Blvd., Palm Coast, FL 32164. Following is the advance agenda for the meeting:

- Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the April 19, 2024 Meeting
- 4. Review and Acceptance of Fiscal Year 2023 Audit Report
- 5. Financing Matters
  - A. Presentation of First Supplemental Engineers Report to the Capital Improvement Plan (North Tract)
  - B. Presentation of Final Supplemental Assessment Methodology for the North Tract
  - C. Consideration of Resolution 2024-11 Finalizing the Series 2024 Bonds
- 6. Consideration of Resolution 2024-12 Approving the Assignment of Construction Agreement and Acquisition of Partially Completed Improvements *Under Separate Cover*
- 7. Consideration of Series 2024 Requisition No. 1 Under Separate Cover
- 8. Consideration of Data Sharing and Usage Agreement with the Flagler County Property Appraiser
- 9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - Ratification of Funding Requests #16A-C
    - iii. Presentation of Number of Registered Voters 0
    - iv. Designation of November 5, 2024 as the Landowners' Meeting Date
    - v. Form 1 Filing Reminder Due July 1st
- 10. Other Business
- 11. Supervisors Requests
- 12. 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,

Jeremy LeBrun

Jeremy LeBrun 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 Thursday, April 19, 2024 at 11:30 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

### Present and constituting a quorum were:

| Jeffrey Douglas    | Chairman            |
|--------------------|---------------------|
| Bill Fife by phone | Vice Chairman       |
| Greg Eckley        | Assistant Secretary |
| Walker Douglas     | Assistant Secretary |
| Toby Tobin         | Assistant Secretary |

Also present were:

| George Flint by phone | District Manager |
|-----------------------|------------------|
| Jeremy LeBrun         | District Manager |
| Michael Chiumento     | District Counsel |

### FIRST ORDER OF BUSINESS

### **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Four Board members were present in person and Mr. Fife participated by phone constituting a quorum.

### SECOND ORDER OF BUSINESS

### **Public Comment Period**

There were no members of the public present, just Board and staff.

### THIRD ORDER OF BUSINESS

Approval of Minutes of the March 22, 2024 Meeting

Mr. LeBrun presented the minutes from the March 22, 2024, Board of Supervisors meeting. He asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Tobin, seconded by Mr. Walker Douglas, with all in favor, the Minutes of the March 22, 2024, Board of Supervisors Meeting, were approved as presented.

April 19, 2024 Landings CDD

### FOURTH ORDER OF BUSINESS

### Consideration of Resolution 2024-10 Designating Assistant Secretary

Mr. LeBrun stated this resolution is just adding him on as an Assistant Secretary to the District.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Walker Douglas, with all in favor, Resolution 2024-10 Designating Jeremy LeBrun Assistant Secretary, was approved.

### FIFTH ORDER OF BUSINESS

### Consideration of Fiscal Year 2024 General Fund Budget Funding Agreements

- A. JTL Grand Landings Development, LLC
- B. KL Seminole Trace, LLC
- C. Byrndog PCP, LLC

Mr. LeBrun stated there have been some discussions relating to funding for the District. The District was expanded as of February 6, 2024 and some additional landowners were added. There was discussion about sharing the cost of the District split across now three landowner's that are within the District. The funding agreements are in draft form for discussion and feedback. All of the agreements for the three entities are identical. On page 2 of the agreement, JTL is responsible for the actual expansion cost of the District. There is a "whereas" clause stating the boundaries were expanded as of February 6, 2024, the desire to share expenses based on a proportional share of unit counts among the three landowners. Anything prior to that, the original landowner will have those expenses. On page 2, section 2 is the actual proposed funding calculation. The District Engineer provided the unit caps/proportion of the unit caps. JTL, LLC has 395 units, KL Seminole race, LLC has 281units, and Byrndog PCP, LLC has 135 units. On page 6 section 19, this supersedes any prior funding agreement and JTL gets credit for any balances in the account prior to the date of boundary expansion. Mr. Flint noted they need to make sure they get the modified structure approved today to send out funding requests based on those allocations.

On MOTION by Mr. Jeffrey Douglas, seconded by Mr. Eckley, with all in favor, the Fiscal Year 2024 General Fund Budget Funding Agreements, was approved.

### SIXTH ORDER OF BUSINESS

### **Staff Reports**

### A. Attorney

Mr. Chiumento noted they are working towards bond funding, hopefully next month.

April 19, 2024 Landings CDD

| D  |     | •    |     |
|----|-----|------|-----|
| В. | H'n | gin  | POR |
| D. |     | 2111 | CUL |

The Engineer was not in attendance or on the phone.

### C. District Manager's Report

### i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through March 31, 2024. No action is required from the Board.

### SEVENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

### EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

### NINTH ORDER OF BUSINESS Adjournment

Mr. LeBrun adjourned the meeting.

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

| Secretary/Assistant Secretary | Chairman/Vice Chairman |
|-------------------------------|------------------------|

# **SECTION IV**

LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023

### LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA

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#### INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors Landings Community Development District City of Palm Coast, Florida

### **Report on the Audit of the Financial Statements**

### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Landings Community Development District, City of Palm Coast, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
  fraud or error, and design and perform audit procedures responsive to those risks. Such
  procedures include examining, on a test basis, evidence regarding the amounts and disclosures
  in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
  procedures that are appropriate in the circumstances, but not for the purpose of expressing an
  opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is
  expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

#### MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Landings Community Development District, City of Palm Coast, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). The District was established pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes and created by Ordinance No. 2022-17 of the City of Palm Coast, Florida effective on August 16, 2022 and no audit was required for the prior period. As a result, the balances as of and for the period ended September 30, 2022 are for less than an twelve month period and are unaudited.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,615).
- The change in the District's total net position in comparison with the prior fiscal year was (\$12,062), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balance of \$8,330. The total fund balance is is unassigned fund balance.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

### **OVERVIEW OF FINANCIAL STATEMENTS (Continued)**

### Government-Wide Financial Statements (Continued)

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

### NET POSITION SEPTEMBER 30.

|                          |               |             | 2022   |  |  |
|--------------------------|---------------|-------------|--------|--|--|
|                          | 2023          | (unaudited) |        |  |  |
| Current and other assets | \$<br>26,374  | \$          | 16,750 |  |  |
| Total assets             | 26,374        |             | 16,750 |  |  |
| Current liabilities      | 18,044        |             | 6,303  |  |  |
| Long-term liabilities    | 9,945         |             |        |  |  |
| Total liabilities        | <br>27,989    |             | 6,303  |  |  |
| Net position             |               |             |        |  |  |
| Unrestricted             | (1,615)       |             | 10,447 |  |  |
| Total net position       | \$<br>(1,615) | \$          | 10,447 |  |  |
|                          |               |             |        |  |  |

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

#### CHANGES IN NET POSITION

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023, AND FOR THE PERIOD FROM INCEPTION AUGUST 16, 2022 THROUGH SEPTEMBER 30, 2022

|                                    |               | 2022        |        |  |
|------------------------------------|---------------|-------------|--------|--|
|                                    | 2023          | (unaudited) |        |  |
| Revenues:                          |               |             |        |  |
| Program revenues                   |               |             |        |  |
| Operating grants and contributions | \$<br>70,515  | \$          | 16,750 |  |
| Total revenues                     | 70,515        |             | 16,750 |  |
| Expenses:                          |               |             |        |  |
| General government                 | 72,632        |             | 6,303  |  |
| Bond issue costs                   | 9,945         |             | -      |  |
| Total expenses                     | 82,577        |             | 6,303  |  |
| Change in net position             | (12,062)      |             | 10,447 |  |
| Net position - beginning           | 10,447        |             | -      |  |
| Net position - ending              | \$<br>(1,615) | \$          | 10,447 |  |

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$82,577. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions.

### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

### **CAPITAL DEBT ADMINISTRATION**

### Capital Debt

At September 30, 2023, the District had \$12,599 in Developer Advances. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District is preparing to issue bonds.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Landings Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

### LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA STATEMENT OF NET POSITION SEPTEMBER 30, 2023

|   | <br>rnmental<br>tivities  |
|---|---------------------------|
| ASSETS  | <u>.</u>                  |
| Cash and cash equivalents   | \$<br>8,540               |
| Due from Developer  | 17,834                    |
| Total assets  | <br>26,374                |
| LIABILITIES Accounts payable Non-current liabilities: Due in more than one year Total liabilities | 18,044<br>9,945<br>27,989 |
| NET POSITION  |                           |
| Unrestricted  | <br>(1,615)               |
| Total net position  | \$<br>(1,615)             |

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

|                               |       |               |         | Program<br>evenues | R  | et (Expense)<br>evenue and<br>anges in Net<br>Position |
|-------------------------------|-------|---------------|---------|--------------------|----|--|
|                               |       |               | Opera   | ating Grants       |    |  |
|                               |       |               |         | and                | G  | overnmental  |
| Functions/Programs            | E     | penses        | Co      | ntributions        |    | Activities   |
| Primary government:           |       |               |         |                    |    |  |
| Governmental activities:      |       |               |         |                    |    |  |
| General government            | \$    | 72,632        | \$      | 70,515             | \$ | (2,117)  |
| Bond issue costs              |       | 9,945         |         | -                  |    | (9,945)  |
| Total governmental activities |       | 82,577        |         | 70,515             |    | (12,062)   |
|                               |       |               |         |                    |    |  |
|                               | Chai  | nge in net p  | osition |                    |    | (12,062)   |
|                               | Net p | position - be | eginnin | g                  |    | 10,447   |
|                               | Net p | oosition - e  | nding   |                    | \$ | (1,615)  |

See notes to the financial statements

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA BALANCE SHEET GOVERNMENTAL FUNDS SEPTEMBER 30, 2023

|  | Major Funds |                  |          |                | Total |                  |
|--|-------------|------------------|----------|----------------|-------|------------------|
|  | Capital     |                  |          | Governmental   |       |                  |
|  |             | Seneral          | Projects |                |       | Funds            |
| ASSETS   |             |                  |          |                |       |                  |
| Cash and cash equivalents  | \$          | 8,540            | \$       | -              | \$    | 8,540            |
| Due from Developer   |             | 15,180           |          | 2,654          |       | 17,834           |
| Total assets   | \$          | 23,720           | \$       | 2,654          | \$    | 26,374           |
| LIABILITIES, AND FUND BALANCES Liabilities: Accounts payable Total liabilities | \$          | 15,390<br>15,390 |          | 2,654<br>2,654 | \$    | 18,044<br>18,044 |
| Fund balances: Unassigned Total fund balances                                  |             | 8,330<br>8,330   |          |                |       | 8,330<br>8,330   |
| Total liabilities and fund balances  | \$          | 23,720           | \$       | 2,654          | \$    | 26,374           |

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION SEPTEMBER 30, 2023

| Fund balance - governmental funds  | \$<br>8,330   |
|--|---------------|
| Amounts reported for governmental activities in the statement of net position are different because:   |               |
| Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements. |               |
| Developer advances   | <br>(9,945)   |
| Net position of governmental activities  | \$<br>(1,615) |

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

|                                      | Major Funds |         |    |         |       | Total      |  |
|--------------------------------------|-------------|---------|----|---------|-------|------------|--|
|                                      |             |         |    | Capital |       | vernmental |  |
|                                      | G           | eneral  | P  | rojects | Funds |            |  |
| REVENUES                             |             |         |    |         |       |            |  |
| Developer contributions              | \$          | 70,515  |    | -       | \$    | 70,515     |  |
| Total revenues                       |             | 70,515  |    | -       |       | 70,515     |  |
| EXPENDITURES                         |             |         |    |         |       |            |  |
| Current:                             |             |         |    |         |       |            |  |
| General government                   |             | 72,632  |    | -       |       | 72,632     |  |
| Debt service:                        |             |         |    |         |       |            |  |
| Bond issuance costs                  |             | -       |    | 9,945   |       | 9,945      |  |
| Total expenditures                   |             | 72,632  |    | 9,945   |       | 82,577     |  |
| Excess (deficiency) of revenues      |             |         |    |         |       |            |  |
| over (under) expenditures            |             | (2,117) |    | (9,945) |       | (12,062)   |  |
| OTHER FINANCING SOURCES (USES)       |             |         |    |         |       |            |  |
| Developer advances                   |             | -       |    | 9,945   |       | 9,945      |  |
| Total other financing sources (uses) |             | -       |    | 9,945   |       | 9,945      |  |
| Net change in fund balances          |             | (2,117) |    | -       |       | (2,117)    |  |
| Fund balances - beginning            |             | 10,447  |    | -       |       | 10,447     |  |
| Fund balances - ending               | \$          | 8,330   | \$ | -       | \$    | 8,330      |  |

### LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA

## RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

| Net change in fund balances - total governmental funds   | \$<br>(2,117)  |
|--|----------------|
| Amounts reported for governmental activities in the statement of activities are different because:   |                |
| Governmental funds report Developer advances as financial resources, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. | (9,945)        |
| Change in net position of governmental activities  | \$<br>(12,062) |

## LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA NOTES TO FINANCIAL STATEMENTS

#### NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Landings Community Development District (the "District") was established by the City Council of the City of Palm Coast's approval of Ordinance No. 2022-17 effective on August 16, 2022 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, two of the Board members are affiliated with JTL Grand Landings Development, LLC ("Developer").

The Board has the responsibility for:

- Allocating and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

#### Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### Assets, Liabilities and Net Position or Equity

### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

### Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

### <u>Deferred Outflows/Inflows of Resources</u>

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

<u>Committed fund balance</u> – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

<u>Assigned fund balance</u> – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

#### **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

#### **NOTE 4 - DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### **NOTE 5 - CAPITAL ASSETS**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$27,345,217. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

### **NOTE 6 - LONG TERM LIABILITIES**

During the current year the Developer advanced the District \$9,945, to provide funding for expenses that will be reimbursed from a future Bond issuance. A total of \$2,654 of this amount is due from the Developer as of September 30, 2023.

|                         | ū  | nning<br>ance | Α  | dditions | Red | luctions | Ending<br>Balance | ue Within<br>Ine Year |
|-------------------------|----|---------------|----|----------|-----|----------|-------------------|-----------------------|
| Governmental activities |    |               |    |          |     |          |                   |                       |
| Developer advances      | \$ | -             | \$ | 9,945    | \$  | -        | \$<br>9,945       | \$<br>-               |
| Total                   | \$ | -             | \$ | 9,945    | \$  | -        | \$<br>9,945       | \$<br>-               |

#### **NOTE 7 - DEVELOPER TRANSACTIONS**

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$70,515, which includes a receivable of \$15,180 as of September 30, 2023.

### **NOTE 8 - CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

### **NOTE 9 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

### **NOTE 10 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023

|   | A  | udgeted<br>Amounts<br>inal & Final | Actual<br>Amounts |                  | Variance with<br>Final Budget -<br>Positive<br>(Negative) |                  |
|---|----|------------------------------------|-------------------|------------------|---|------------------|
| REVENUES  |    |                                    |                   |                  |   |                  |
| Developer Contributions                                     | \$ | 136,810                            | \$                | 70,515           | \$  | (66,295)         |
| Total revenues  |    | 136,810                            |                   | 70,515           |   | (66,295)         |
| EXPENDITURES Current: General government Total expenditures |    | 136,810<br>136,810                 |                   | 72,632<br>72,632 |   | 64,178<br>64,178 |
| Excess (deficiency) of revenues                             |    |                                    |                   |                  |   |                  |
| over (under) expenditures                                   | \$ |                                    |                   | (2,117)          | \$  | (2,117)          |
| Fund balance - beginning                                    |    |                                    |                   | 10,447           |   |                  |
| Fund balance - ending                                       |    |                                    | \$                | 8,330            |   |                  |

## LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT CITY OF PALM COAST, FLORIDA OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE 218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023 UNAUDITED

| <u>Element</u>  | <u>Comments</u>  |  |  |
|---|--|--|--|
| Number of District employees compensated in the last pay period of the District's fiscal year being reported.   | 4  |  |  |
| Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported. | 1  |  |  |
| Employee compensation   | \$ 2,216.40  |  |  |
| Independent contractor compensation   | \$ 68,127.18   |  |  |
| Construction projects to begin on or after October 1; (\$65K)   | Not applicable   |  |  |
| Budget variance report  | See the Schedule of Revenues,<br>Expenditures and Changes in Fund<br>Balance - Budget and Actual - General<br>Fund |  |  |
| Ad Valorem taxes;   | Not applicable   |  |  |
|   |  |  |  |
| Non ad valorem special assessments;   | Not applicable   |  |  |



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# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Landings Community Development District City of Palm Coast, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Landings Community Development District, City of Palm Coast, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 28, 2024.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 28, 2024



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## INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors Landings Community Development District City of Palm Coast, Florida

We have examined Landings Community Development District, City of Palm Coast, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Landings Community Development District, City of Palm Coast, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 28, 2024



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### MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors Landings Community Development District City of Palm Coast, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Landings Community Development District, City of Palm Coast, Florida ("District") as of and for fiscal year ended September 30, 2023, and have issued our report thereon dated May 28, 2024.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2024, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Landings Community Development District, City of Palm Coast, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Landings Community Development District, City of Palm Coast, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 28, 2024

#### REPORT TO MANAGEMENT

#### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

#### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not applicable. First year audit.

# III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

- 4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
- 5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
- 6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- 7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 21.

# SECTION V

# SECTION A

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT FIRST SUPPLEMENTAL ENGINEERS REPORT TO THE CAPITAL IMPROVEMENT PLAN (NORTH TRACT)

Prepared for

Board of Supervisors
Landings
Community Development District

Prepared by England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, Florida 32258 904-642-8990

E 20-338-03 February 1,2024

# <u>BACKGROUND</u>

The Landings Community Development District (the "District") is a 560.86± acre community development district located in the City of Palm Coast, Florida. (See *Plate 1*, Location Map). The authorized land uses within the District include residential development as well as open space and recreational amenities. This report will focus on the North Tract. The district previously adopted its first Landings Community Development District Capital Improvement Plan (North Tract), dated September 8, 2022, describing public improvements planned for the North Tract (the "North CIP").

The North Tract consists of 204.68± acres within the District, the future Southwest Tract consists of 192.23± acres within the District, and the future Southeast Tract will consist of 163.95± acres. The current proposed development program for the North Tract within the District's boundaries is as depicted in Table 1 and Table 2.

**Note:** Any and all actual development shall be consistent with the City Comprehensive Plan, Land Development Code, and other Government Regulations.

TABLE 1
NORTH TRACT DEVELOPMENT SUMMARY

|                              | Area<br>(Acres) | Residential<br>Units |
|------------------------------|-----------------|----------------------|
| Residential                  | 118.73          | 395                  |
| Neighborhood/Community Parks | 7.77            | 0                    |
| Wetlands                     | 61.76           | 0                    |
| Undisturbed Upland's         | 16.42           | 0                    |
| TOTALS                       | 204.68          | 395                  |

TABLE 2
NORTH TRACT CONCEPTUAL LOT TYPE

| UNIT TYPE | TOTAL |
|-----------|-------|
| Villa 40' | 104   |
| SF 50'    | 135   |
| SF 60'    | 156   |
| TOTALS    | 395   |

Plate 2A depicts the District boundary, Plate 2B depicts the North Tract boundary, Plate 3A provides the legal description of the District, Plate 3B provides the legal description of the North Tract, and Plate 4 depicts the Future Land Use Map within the District Boundary.

The current proposed Master Plan for the North Tract is depicted on Plate 12.

To serve the residents of the District, the District has developed a capital improvement plan to allow it to finance and construct certain utility, stormwater management, transportation infrastructures, and flood control infrastructure necessary for development in the North Tract within the District (the "North CIP") which consists of Grand Landings Phases 5 and 6. Summaries of the proposed improvements and corresponding cost estimates follow in Table 4. A description and basis of costs for each improvement category is included in this report.

## **North Tract Project**

"North Tract" consists of approximately 204.68 gross acres, corresponding to Grand Landings Phase 5-6, sub-phase 1, sub-phase 2, & sub-phase 3, and is planned to contain approximately 395 residential units. The District is issuing its Series 2024 Bonds to finance a portion of the North CIP. The North CIP has a total estimated cost of \$21,215,121 broken down more particularly described herein.

The description of the North CIP contained in this report reflects the current intentions of the District. However, the North CIP may be subject to modification in the future. The implementation of any improvement outlined within this Supplemental Engineers Report requires final approval by the District's Board of Supervisors.

Design and permitting for the improvements described in this improvement plan is ongoing, and a tentative schedule is provided below:

**Grand Landings Phase 5-6 (North Tract)** 

| ITEM                      | STATUS OF AGENCY APPROVAL |
|---------------------------|---------------------------|
| 1. COPC                   | September 2023            |
| 2. SJRWMD                 | April 2023                |
| 3. COPC Utility           | September 2023            |
| 4. FDEP – Environmental   | April 2023                |
| 5. FDEP – Water and Sewer | April 2023                |

A jurisdictional wetland delineation for Grand Landings Phase 5 and 6 has been completed and approved by the St. Johns River Water Management District (SJRWMD) and Florida Department of Environmental Protection (FDEP). A SJRWMD and FDEP permit was issued April 2023. Construction plan approvals from the City of Palm Coast (COPC) and the City of Palm Coast Utility Department (COPCUD) was issued September 2023. There is a reasonable expectation that the any remaining required permits for the District improvements are obtainable, however, all permits are subject to final agency action.

Cost estimates contained in this report are based upon year 2024 dollars and have been prepared based upon the best available information, but in some cases without benefit of final engineering design and environmental permitting. England, Thims & Miller, Inc. believes the estimates to be accurate based upon the available information, however, actual costs will vary based on final engineering, planning and approvals from regulatory agencies.

## **PROJECT PHASING**

The overall capital improvement plan for the North Tract will be built in a series of sub-phases. The phasing of the project allows the clearing, earthwork, stormwater management systems, roadways, utilities, entry features, recreational areas, landscaping, sidewalks and paths to be constructed as needed throughout the build-out of the North Tract. The North CIP has been designed in such a manner so that sub-phase 1 can be developed and be self-sufficient, completely separate from sub-phases 2 and 3.

TABLE 3
NORTH TRACT INFRASTRUCTURE SUMMARY OF COSTS

| Improvement Description  | Estimated<br>Cost |
|--|-------------------|
| Offsite Transportation Improvements  | \$555,000         |
| Lift Stations, Potable Water, Reclaimed Water, and Sewer                       | \$6,897,704       |
| Hardscape, Landscape, Irrigation, Fencing, and Signage                         | \$500,000         |
| Stormwater Management Facilities, Drainage Collection System and Flood Control | \$6,147,581       |
| Planning, Engineering, Survey, and Regulatory                                  | \$2,808,488       |
| Contingency (20%)  | \$4,306,348       |
| INFRASTRUCTURE COST TOTAL  | \$21,215,121      |

Proposed infrastructure improvements shall be designed and constructed to City of Palm Coast, City of Palm Coast Utility, Florida Department of Environmental Protection, and St. Johns River Water Management District standards. Proposed facility infrastructure ownership and maintenance is listed in Table 4.

# TABLE 4

## PROPOSED FACILITIES INFRASTRUCTURE OWNERSHIP AND MAINTENANCE

| <u>Improvement</u>  | Ownership, Operation, and Maintenance |
|---|---------------------------------------|
| Offsite Transportation Improvements   | COPC                                  |
| Lift Stations, Potable Water, Reclaimed Water, and Sanitary Sewer           | COPCUD                                |
| Hardscape, Landscape, Irrigation, Fencing, and Signage                      | CDD                                   |
| Subdivision Stormwater Management Facilities and Drainage Collection System | CDD                                   |

COPC = City of Palm Coast

COPCUD = City of Palm Coast Utility Department

CDD = Community Development District

## MASTER TRANSPORTATION IMPROVEMENTS

The District currently intends to finance certain transportation facilities, excluding subdivision roadways, necessary for development within and adjacent to the District Boundaries for the North Tract. These items have been grouped into the broader categories listed in Table 3, as appropriate. A description of each transportation improvement follows.

#### **OFFSITE TURN LANES**

This proposed improvement includes turn lanes off of Citation Boulevard into the proposed development. Improvements include widening the road to accommodate a right and left turn lane along Citation Boulevard to accommodate the turn lanes, additional drainage improvements along Citation Boulevard are also proposed. The offsite turn lanes improvements are depicted on Plate 5.

#### COLLECTOR ROAD

This proposed improvement includes the 150 linear foot divided entrance road from Citation Boulevard, this entrance road is variable width. The collector road improvements are depicted on Plate 5.

#### EMERGENCY ACCESS ROAD

This proposed improvement includes 1,850 linear feet of a two-lane stabilized access. These emergency access roads are required by the local municipality for public safety. The emergency access road improvements are depicted on Plate 5.

## **MASTER UTILITY IMPROVEMENTS**

The District currently intends to finance certain maser utility infrastructure necessary for development within the District boundaries for the North Tract. These items have been grouped into the broader categories listed in Table 3, as appropriate. These improvements will be designed and constructed to COPCUD and FDEP standards and will be owned and maintained by COPCUD.

#### FORCEMAIN SYSTEM

The proposed improvement involves the construction of 2,700 linear feet of 6" sanitary sewer force main along Scrub Jay Lane, as depicted on Plate 7.

#### **PUMP STATION**

The proposed improvement involves the construction of a COPCUD lift station that provides service to all of the lots within the North Tract. This location is depicted on Plate 7.

# RESIDENTIAL INFRASTRUCTURE IMPROVEMENTS

The District currently intends to finance, design and construct certain infrastructure improvements for the residential development within the District boundaries for the North Tract. The improvements that the District currently intends to finance include complete construction of the basic infrastructure for each neighborhood, including but not limited to: clearing and grubbing, earthwork, stormwater management, flood control, subsurface drainage improvements, potable water, reclaimed water and sanitary sewer underground utility construction, drainage, grassing, and sodding. These items have been grouped into the broader categories listed in Table 3, as appropriate. Refer to Plates 8-11 for the Neighborhood Infrastructure Improvements.

# DRAINAGE/FLOOD CONTROL

The District currently intends to finance certain surface and subsurface drainage improvements necessary for development within the District boundaries for the North Tract. This section of infrastructure includes clearing, grubbing, roadway storm sewer collection system, stormwater management facilities, flood control, groundwater control, surface and subsurface drainage improvements. Cost estimates include stormwater pond construction, drainage catch basins, inlets, underground storm piping within roadways, control structures, grading, sod and seeding as required for sediment and erosion control, etc. The clearing, grubbing and earthwork estimates include all work necessary for the complete right-of-way area, include utility easements, and surrounding residential areas as necessary to provide a complete stormwater management system. Stormwater management facilities provide for the attenuation and treatment of stormwater runoff from the project in accordance with St. Johns River Water Management District and City of Palm Coast standards, as depicted on plate 11. As part of the complete stormwater management system, earthwork will include portions of residential lots as needed to collect stormwater runoff into the stormwater management facilities. This earthwork will include placing fill above the pond 100-year pond design high water elevation and to provide positive discharge from the residential lots to the storm sewer collection system. The district does not intend to finance any final lot grading.

# LOCAL WATER, REUSE, AND SANITARY SEWER

Water, sanitary sewer and reuse cost estimates included in the residential infrastructure improvements consist of the underground water and reuse transmission systems and wastewater (sewer) collection system serving the development within the North Tract. Costs include piping, manholes, valves, services, and all appurtenances required in order to construct the system in accordance with City of Palm Coast Utility Department and Florida Department of Environmental Protection standards. Utility improvements are depicted on Plates 7-10.

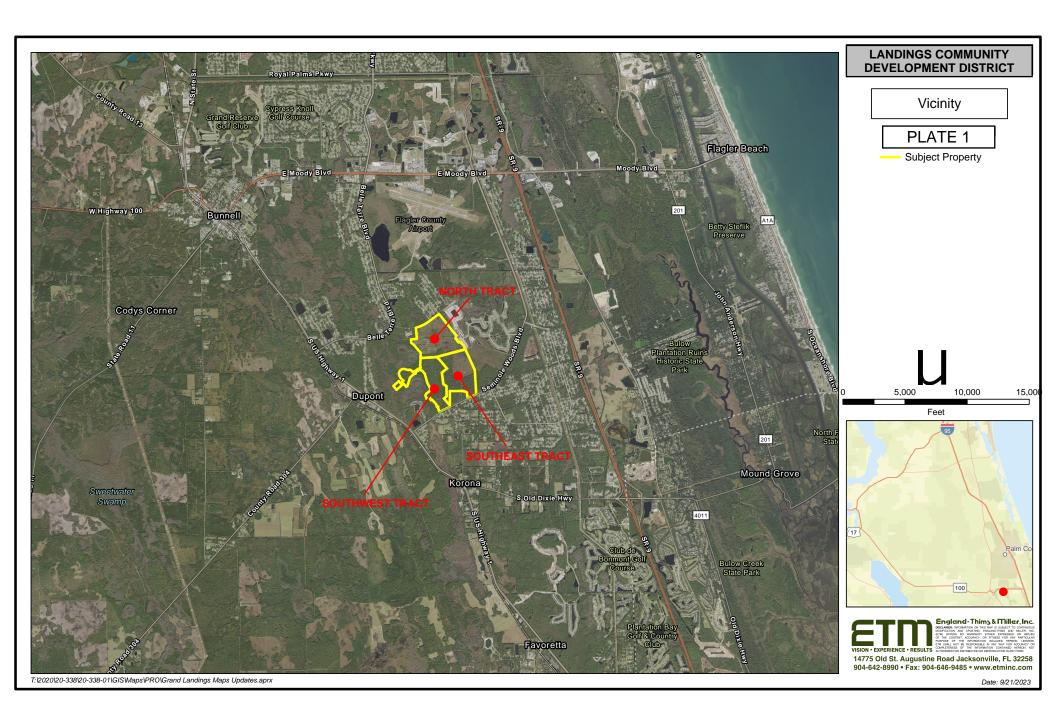
# BASIS OF COST ESTIMATE FOR INFRASTRUCTURE IMPROVEMENTS

The following is the basis for the infrastructure cost estimates:

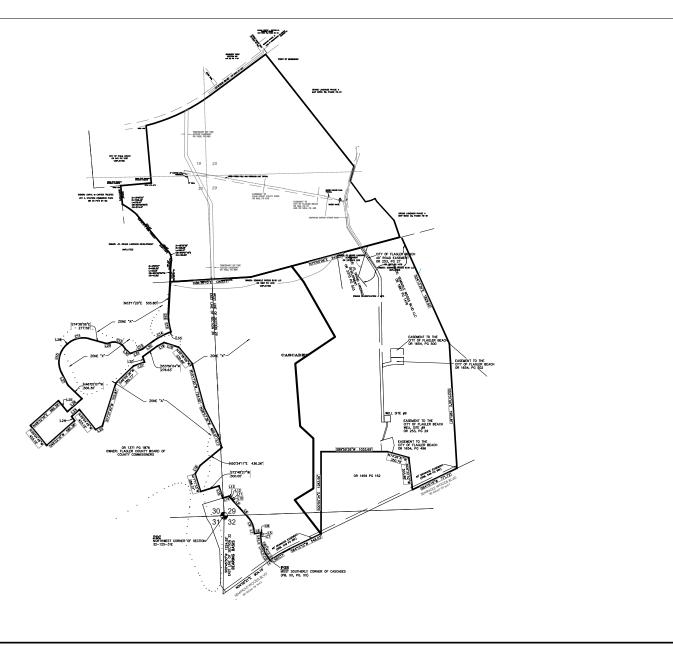
- > Costs utilized were obtained from recent bid schedule of values.
- ➤ Water, Reclaimed Water, and Sewer Facilities are designed in accordance with COPCUD and FDEP standards.
- ➤ The stormwater management system is designed pursuant to SJRWMD and COPC standards and the cost estimate has been developed from recent bid schedule of values.
- > The engineering, permitting, construction inspection and other soft cost fees have been included in the estimated cost.
- For the purposes of this report, a contingency factor of up to 20% has been included for infrastructure depending on the completeness of the plans on which the estimate was based.
- ➤ Cost estimates contained in this report are based upon year 2024 dollars and have been prepared based upon the best available information, but in some cases, without benefit of final engineering design and environmental permitting. England-Thims & Miller, Inc. believes the enclosed estimates to be accurate based upon the available information, however, actual costs will vary based upon final engineering, planning and approvals from regulatory authorities.

# APPENDIX Description

| 1   | Location Map   |
|-----|--|
| 2 A | District Boundary  |
| 2 B | North Tract Boundary   |
| 3 A | District Legal Description   |
| 3 B | North Tract Legal Description  |
| 4   | Future Land Use Map  |
| 5   | Offsite Turn Lanes, Onsite Collector Roadway, and Emergency Access Roads |
| 6   | Typical Roadway Cross Section  |
| 7   | Master Utility Improvements  |
| 8   | Reclaimed Water Distribution System                                      |
| 9   | Water Distribution System  |
| 10  | Sanitary Sewer Collection System   |
| 11  | Stormwater Management System   |
| 12  | Master Plan  |







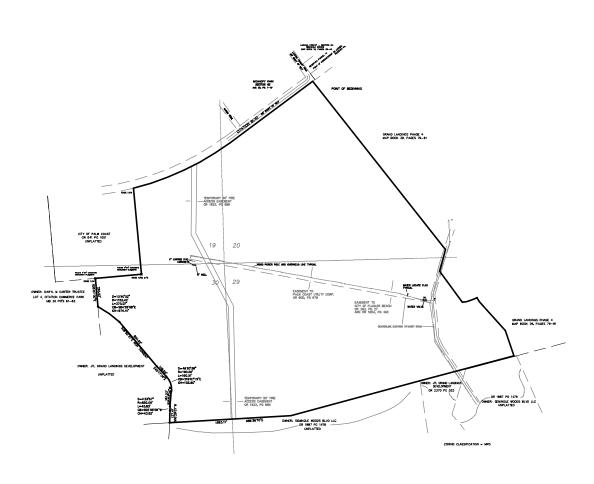


**ENGLAND - THIMS & MILLER, INC.** 14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# **DISTRICT BOUNDARY**

LANDINGS COMMUNITY DEVELOPMENT DISTRICT **CITY OF PALM COAST, FLORIDA** 

| ETM NO. 20-338-01    |
|----------------------|
| DRAWN BY: CJG        |
| DATE: 9/21/2023      |
| PLATE NO. 2 <b>A</b> |





ENGLAND - THIMS & MILLER, INC. 14775 Old St. Augustine Rood, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 649-9485 CA - 00002584 LC - 0000316

# **DISTRICT BOUNDARY**

LANDINGS CDD - NORTH TRACT
CITY OF PALM COAST, FLORIDA

# ETM NO. 20-338-01 DRAWN BY: CJG DATE: 9/31/24 PLATE NO. 2B

Daniel

T:\2020\20—338\20—338—03\_CDD\LandDev\Design\Plots\Exhibits\North Assesment Tract\MASTER PLANITEM:aMgnuary

#### MAP OF BOUNDARY SURVEY OF

DESCRIPTION

FAST OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL AI, LEGION 45, SENDIN FOREST TRAIL, THENCE 53520\*03\*E ALONG THE SOUTHWEST CORNER OF THE SAID EAST RIGHT OF WAY LINE OF LAGUNA FOREST TRAIL. THENCE 53520\*03\*E ALONG THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS DONE AS THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID PRINT OF WAY LINE OF THE SAID PRINT OF WAY A DISTANCE OF 80.75 THE SAID PRINT OF WAY LINE OF SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE SAID RESERVED PARCEL AI A DISTANCE OF 80.75 THE TO THE MORTHWEST STEET TO THE MORTHWEST STEELY HAVING A RADIUS OF 280.00 FEET, A CENTRAL MAIGLE OF 2278\*53", BEING SUBTEMBED BY A CHORD BEARING OF SA4431-4" MAND A CHORD DISTANCE OF 1106.84 FEET: THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 113.87 FEET TO THE MORTHWEST STEELY HAVING AND ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 473.57 FEET TO THE MORTHWEST STEELY HAVING AND ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 473.57 FEET TO THE MORTHWEST SAID LANDS AND ALONG THE EAST LINE OF SAID LANDS AND ALONG THE EAST LINE AND ALONG THE EAST LINE

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 253, PAGE 25, PLIBLIC RECORDS OF FLAGIER COLINTY FLORIDA

PART OF GOVERNMENT SECTIONS 29, 30, 31 AND 32, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SO0'45'50"W ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 124.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SEMINOLE WOODS BOULEVARD, AN 80 FOOT RIGHT OF WAY; THENCE N54'30'21"E ALONG SAID RIGHT OF WAY A DISTANCE OF 15.61 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY N.35-28'37"W A DISTANCE OF 135.83 FEET; THENCE NOT32'11"W A DISTANCE OF 412.10 FEET; THENCE N.72'48'27"E A DISTANCE OF 330.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"W A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"W A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"E A DISTANCE OF 300.00 FEET; THENCE N.72'48'27"W A DISTANCE OF 300.00 FEET; THENCE N.72'48 207.43 FEET; THENCE N2657'36"W A DISTANCE OF 468.07 FEET; THENCE N1517'20"W A DISTANCE OF 724.55 FEET; THENCE N3935'09"W A DISTANCE OF 230.89 FEET; THENCE N3935'09"W A DISTANCE OF 239.12 FEET; THENCE S61'42'28"W A DISTANCE OF 125.39 FEET; THENCE S53'56'04"W A DISTANCE OF 276.63 FEET; THENCE N3935'09"W A DISTANCE OF 239.12 FEET; THENCE N5931'27"E DISTANCE OF 88.08 FEET; THENCE S702/833"W A DISTANCE OF 180.09 FEET; THENCE S48/32"6"W A DISTANCE OF 703.87 FEET; THENCE S173/3"W A DISTANCE OF 703.87 FEET; THENCE S48/32"16"W A DISTANCE OF 85.38 FEET; THENCE S48/32"16"W A DISTANCE OF 305.17 FEET; THEN FEET; THENCE N27"1'14"W A DISTANCE OF 218.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 76'08'51", BEING SUBTENDED WITH A CHORD BEARING OF N10"53"12"E AND A CHORD DISTANCE OF 450.17 FEET; THENCE NORTHEASTERLY HAVING A RADIUS OF 365.00 FEET TO THE POINT OF TANGENCY THEREOF: THENCE N48"57"38"E A DISTANCE OF 16.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 365.00 FEET, A CENTRAL ANGLE OF 56"24"16". BEING SUBTENDED WITH A CHORD BEARING OF N72"09"46"E AND A CHORD DISTANCE OF 344.99 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 359.32 FEET TO THE POINT OF TANGENCY THEREOF; THENCE OF 277.50 FEET; THENCE NB4"52'56"E A DISTANCE OF 34.99 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 884838", BEING SUBTENDED WITH A CHORD BEARING OF 5711144"E AND A CHORD DISTANCE OF 272.89 FEET; THENCE SOUTHEASTERLY ALONG SAD CURVE TO THE RIGHT FOR AN ARC LENGTH OF 302.26 FEET; THENCE S4750"43"E A DISTANCE OF 107.68 FEET; THENCE N7028"26"E A DISTANCE OF 177.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF 67212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD DISTANCE OF 27.33 FEET; THENCE NORTHWESTERLY HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 1632"15", BEING SUBTENDED WITH A CHORD BEARING OF N6212"19"E AND A CHORD BEARING OF 27.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53"56"11"E A DISTANCE OF 204.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 15'30'57", BEING SUBTENDED WITH A CHORD BEARING OF N61'41'40"E AND A CHORD DISTANCE OF 284.82 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 285.70 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N69°27'08"E A DISTANCE OF 29.52 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 12'22'57", BEING SUBTENDED WITH A CHORD BEARING OF NO1'44'46"W AND A CHORD DISTANCE OF 77.61 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 77.67 FEET TO THE POINT OF TANGENCY; THENCE NO3'20'13"E, A DISTANCE OF 504.26 FEET; THENCE N63'35'8"E, A DISTANCE OF 1282.17 FEET; THENCE N51'36'50"W, A DISTANCE OF 193.40 FEET; THENCE S08'33'17"E, A DISTANCE OF 1204.63 FEET; THENCE S13'13'13"E, A DISTANCE OF 1282.17 FEET; THENCE S19'36'50"W, A DISTANCE OF 193.60 FEET; THENCE S23'30'10"E, A DISTANCE OF 43.43 FEET; THENCE N61'27'01" E, A DISTANCE OF 72.25 FEET; THENCE S13'35"E, A DISTANCE OF 193.60 FEET; THENCE S23'30'10"E, A DISTANCE OF 193.60 FEET; THENCE N61'27'01" E, A DISTANCE OF 72.25 FEET; THENCE S13'35"E, A DISTANCE OF 193.60 FEET; THENCE S23'30'10"E, A DISTANCE OF 193.60 FEET; THENCE N61'27'01" E, A DISTANCE OF 1282.17 FEET; THENCE N61'27'01" E, A DISTANCE O S38"46"38"E, A DISTANCE OF 155.36 FEET; THENCE S05'31'05"E, A DISTANCE OF 521.33 FEET; THENCE N3759'21"E, A DISTANCE OF 259.08 FEET; THENCE N3759'21"E, A DISTANCE OF 338.21 FEET; THENCE N5602'13"E, A DISTANCE OF 358.21"EET; THENCE N5758'47", A DISTANCE OF 358.21"EET; THENCE N5602'13"E, A DISTANCE OF 358.21"EET; THENCE N5758'47", A DISTANCE OF 358.21"EET; THENCE N5602'13"E, A DISTANCE OF 358.21"EET; THENCE N5758'47", A DISTANCE OF 358.21"EET; THENCE N5758'47" 188.15 FEET; THENCE N43/23'44"W, A DISTANCE OF 70.31 FEET; THENCE N15/25/25"E, A DISTANCE OF 131.43 FEET; THENCE N0875/10"W, A DISTANCE OF 282.17 FEET; THENCE N8720'40"E, A DISTANCE OF 252.43 FEET; THENCE S61'08'13"E, A DISTANCE OF 795.82 FEET; THENCE S12'27'20"W, A DISTANCE OF 424.41 FEET; THENCE S27'42'03"E, A DISTANCE OF 252.43 FEET; THENCE S45'50'42"E, A DISTANCE OF 363.39 FEET; THENCE S27'42'03"E, A DISTANCE OF 252.43 FEET; THENCE S45'50'42"E, A DISTANCE OF 363.49 FEET; THENCE S45'50'4 68.13 FEET; THENCE S8933'00"W, A DISTANCE OF 376.08 FEET; THENCE N4054'31"W, A DISTANCE OF 373.09 FEET; THENCE N0701'37"W, A DISTANCE OF 373.59 FEET; THENCE N2735'02"E, A DISTANCE OF 477.92 FEET; THENCE N83'09'02"W, A DISTANCE OF 296.11 FEET; THENCE N39'33'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'30'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'30'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'00'00"W, A DISTANCE OF 376.08 FEET; THENCE N39'00'00" NI656'05"E. 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THENCE S0475'15"W ALLONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 771.72 FEET; THENCE NO632525W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 503.88 FEET; THENCE NO42631W, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET; THENCE NO63255W LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1033.69 FEET POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF- WAY LINE OF SEMINOLE WOODS BOULEVARD; THENCE S6415'15"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 548.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 09'44'54". BEING SUBTENDED WITH A CHORD BEARING OF \$5922'48" WAND A CHORD DISTANCE OF 339.87 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE. AN ARC DISTANCE OF 340.28 TO THE POINT OF TANGENCY OF SAID CURVE. CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 14.410.152 SQUARE FEET AND/OR 330.81 ACRES MORE OR LESS

PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL AI, LACUNA FOREST, SECTION 4, SA RECORDED IN MAP BOOK 18, PAGES 35 THROUGH 43, PUBILC RECORDS OF FLAGLER COUNTY, FLORIDA, SAD DOINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE AD THE WEST LINE OF SAD RESERVED PARCEL AI, DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, PUBILC RECORDS OF FLAGLER COUNTY, FLORIDA, AND THE POINT OF BECRINNICS. THENCE SS\$729\$7"W CONTINUING ALONG SAD RIGHT OF WAY LINE AND THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2860.00 FEET, A CENTRAL ANGLE OF 221853", BBING SUBTENDED BY A CHORD BEARING OF SA64'314"W AND A CHORD DISTANCE OF 28.75 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN AFRICATION OF THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 532, PUBILC RECORDS OF FLAGLER COUNTY, FLORIDA, HENCE SS72957"W ALONG THE AGY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 641, PAGE 1051, PUBIL RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID BAND SOS'05'56'E A DISTANCE OF 899.94 FEET TO THE SOUTHHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 641, PAGE 1051, PUBIL RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID BAND A CHORD DISTANCE OF 899.94 FEET TO THE SOUTHHEAST CORNER OF THAT AND A CHORD DISTANCE OF 899.94 FEET TO THE SOUTHHEAST CORNER OF THAT AND A CHORD DISTANCE OF 899.94 FEET TO THE NORTHHEAST CORNER OF THAT AND A CHORD DISTANCE OF 899.94 FEET TO THE SOUTHHEAST CORNER OF THAT AND A CHORD DISTANCE OF 499.95 FEET TO THE NORTHHEAST CORNER OF THAT AND A CHORD DISTANCE OF 499.95 FEET TO THE SOUTHHEAST CORNER OF THAT AND A CHORD DISTANCE OF 499.95 FEET TO THE POINT OF A DISTANCE OF 499.95 FEET TO THE DOIL THAT AND A CHORD DISTANCE OF 499.95 FEET TO THE DOIL THAT AND A CHORD DISTANCE OF 499.95 FEET TO THE POINT OF A DISTANCE OF 297.95 FEET, THENCE BASTING SAID BAST AND A CHORD DISTANCE OF 297.95 FEET, THENCE BASTING SAID BAST AND A CHORD DISTANCE OF 4



TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316 DISTRICT LEGAL DESCRIPTION

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

CITY OF PALM COAST, FLORIDA

ETM NO. 20-338-01

DRAWN BY: CJG

DATE: 9/21/2023

PLATE NO. 3A

CDD/LandDev/Design/Plots/Exhibits/North

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#### DESCRIPTION

PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL A1, LAGUNA FOREST, SECTION 64, SEMINOLE WOODS, AS RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CITATION BOULEVARD AND THE EAST RIGHT OF WAY LINE OF LAGUNA FOREST TRAIL, THENCE \$36.30'03"E ALONG THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID RESERVED PARCEL A1 A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CITATION BOULEVARD AFORESAID; THENCE S53'29'57"W ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523. PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE \$53'29'57"W CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 1076.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2860.00 FEET, A CENTRAL ANGLE OF 22"18'53", BEING SUBTENDED BY A CHORD BEARING OF S64'43'14"W AND A CHORD DISTANCE OF 1106.84 FEET: THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 1113.87 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 641, PAGE 1051, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA: THENCE DEPARTING SAID RIGHT OF WAY AND ALONG THE EAST LINE OF SAID LANDS S05'08'56"E A DISTANCE OF 899.94 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S84'57'19"W ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 479.57 FEET TO THE NORTHEAST CORNER OF LOT 4. CITATION COMMERCE PARK. AS RECORDED IN MAP BOOK 35, PAGES 61 AND 62, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID LANDS AND ALONG THE EAST LINE OF SAID LOT 4, SO5'07'00"E A DISTANCE OF 293.52 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1152.42 FEET, A CENTRAL ANGLE OF 13'40'32", BEING SUBTENDED WITH A CHORD BEARING OF S54'26'58"E AND A CHORD DISTANCE OF 274.41 FEET; THENCE DEPARTING SAID EAST LINE AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 275.07 FEET; THENCE ON A NON TANGENT LINE S39'55'37"E A DISTANCE OF 604.62 FEET; THENCE S43'17'34"E A DISTANCE OF 148.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 48'20'38", BEING SUBTENDED BY A CHORD BEARING OF \$19.07.15. AND A CHORD DISTANCE OF 155.60 FEET: THENCE THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 160.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SO5'03'04"W A DISTANCE OF 161.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO EASTERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 04'33'57", BEING SUBTENDED WITH A CHORD BEARING OF S02'46'06"W AND A CHORD DISTANCE OF 43.82 FEET TO THE POINT OF TANGENCY THEREOF: THENCE SOO'29'07"W FOR A DISTANCE OF 127.41 FEET THENCE N86'36'10"E ALONG A NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1887, PAGE 1476, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 1263.11 FEET; THENCE N75'00'26"E CONTINUING ALONG SAID NORTHERLY LINE A DISTANCE OF 1393.40 FEET TO A POINT ON A WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370. PAGE 523. PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED NORTHERLY LINE, N75'00'26"E A DISTANCE OF 1015.01 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, AFORESAID; THENCE ALONG THE SAID WESTERLY LINES THE FOLLOWING CALLS AND DISTANCES, N19'01'56"W A DISTANCE OF 278.67 FEET; THENCE N42'18'09"W A DISTANCE OF 401.72 FEET; THENCE N30'24'29"W A DISTANCE OF 50.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 24'29'34", BEING SUBTENDED BY A CHORD BEARING OF S71'50'18"W AND A CHORD DISTANCE OF 159.09 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 160.30 FEET: THENCE N36"13"54"W A DISTANCE OF 403.20 FEET: THENCE N14"49"44"E A DISTANCE OF 234.68 FEET: THENCE N38"16"50"W A DISTANCE OF 2229.65 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 253, PAGE 25, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 8,915,986 SQUARE FEET AND/OR 204.68 ACRES MORE OR LESS.

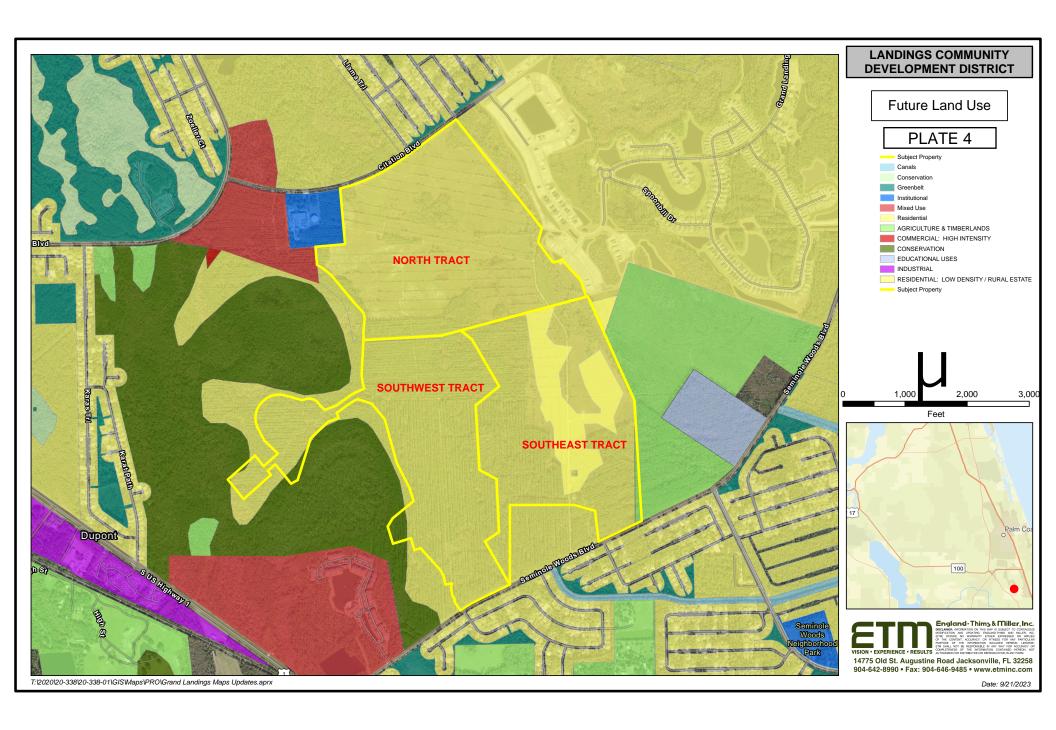


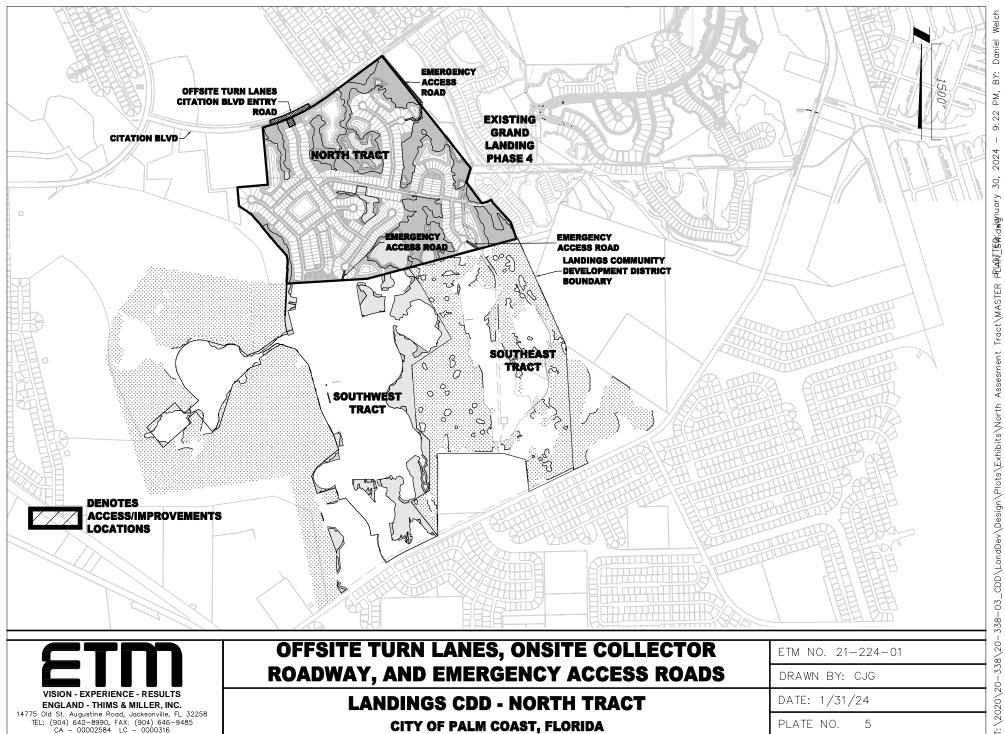
TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# DISTRICT LEGAL DESCRIPTION

ETM NO. 20-338-01 DRAWN BY: CJG DATE: 1/31/24 PLATE NO. 3B

**LANDINGS CDD - NORTH TRACT** CITY OF PALM COAST. FLORIDA







**ENGLAND - THIMS & MILLER, INC.** 

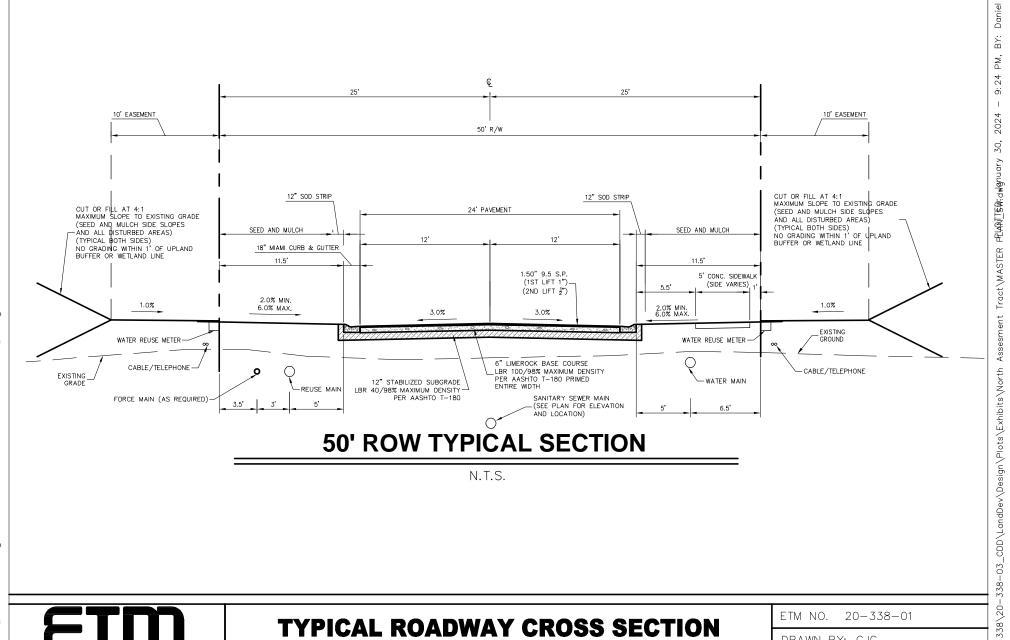
14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# OFFSITE TURN LANES, ONSITE COLLECTOR **ROADWAY, AND EMERGENCY ACCESS ROADS**

**LANDINGS CDD - NORTH TRACT** 

CITY OF PALM COAST, FLORIDA

| ETM NO. 21-224-01 |
|-------------------|
| DRAWN BY: CJG     |
| DATE: 1/31/24     |
| PLATE NO. 5       |





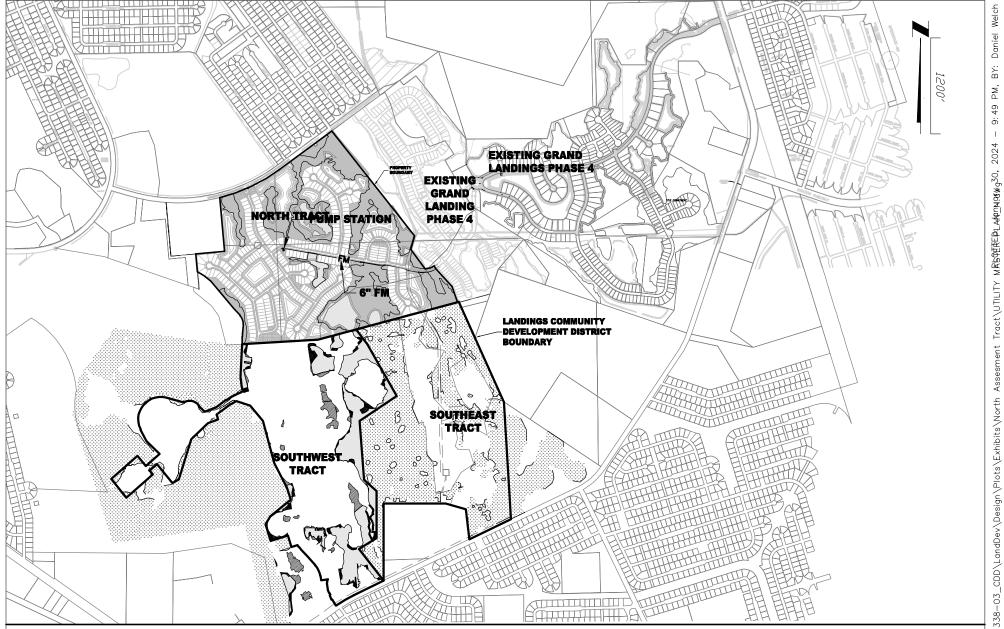
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# **TYPICAL ROADWAY CROSS SECTION**

**LANDINGS CDD - NORTH TRACT** CITY OF PALM COAST, FLORIDA

## 20-338-01 ETM NO. DRAWN BY: CJG DATE: 1/31/24 PLATE NO. 6

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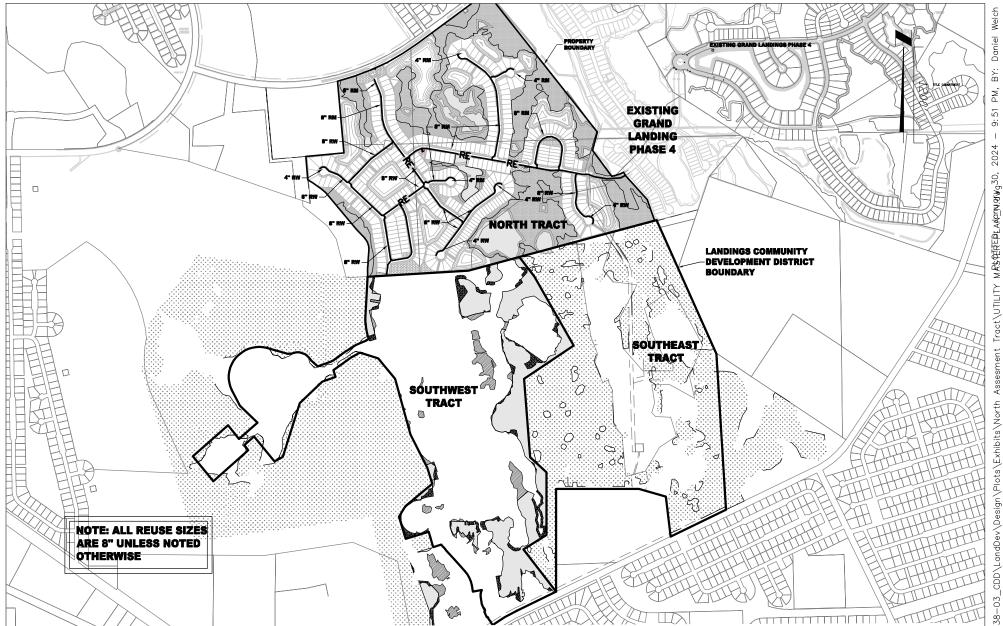
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# **MASTER UTILITY IMPROVEMENTS**

LANDINGS CDD - NORTH TRACT
CITY OF PALM COAST, FLORIDA

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| DRAWN BY: CJG     |
| DATE: 1/31/24     |
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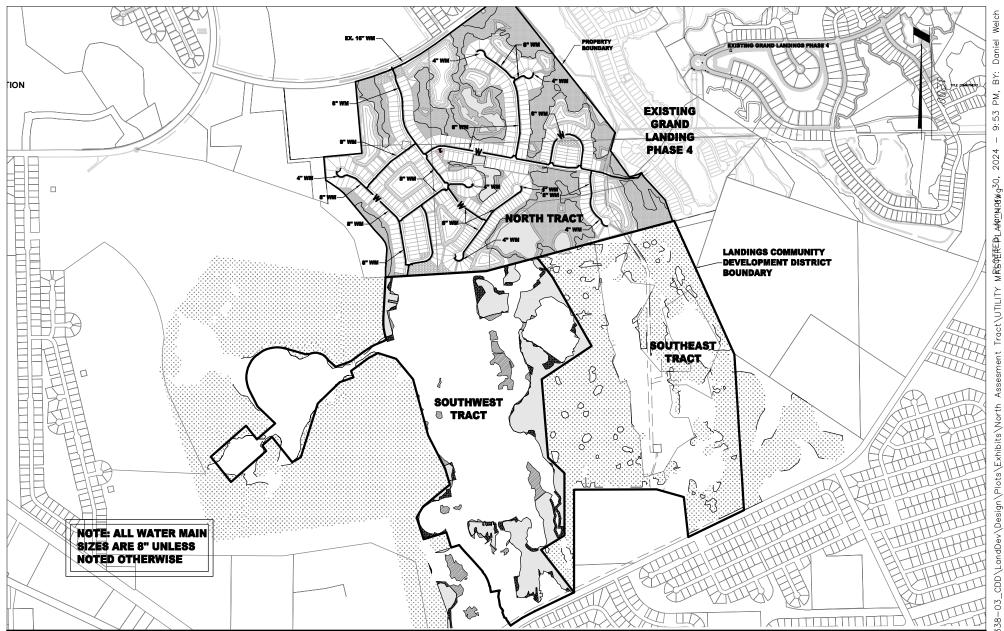


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# **RECLAIMED WATER DISTRIBUTION SYSTEM**

**LANDINGS CDD - NORTH TRACT** CITY OF PALM COAST, FLORIDA

| ETM NO. 20-338-01 |
|-------------------|
| DRAWN BY: CJG     |
| DATE: 1/31/24     |
| PLATE NO. 8       |





VISION - EXPERIENCE - RESULTS ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# **WATER DISTRIBUTION SYSTEM**

CITY OF PALM COAST, FLORIDA

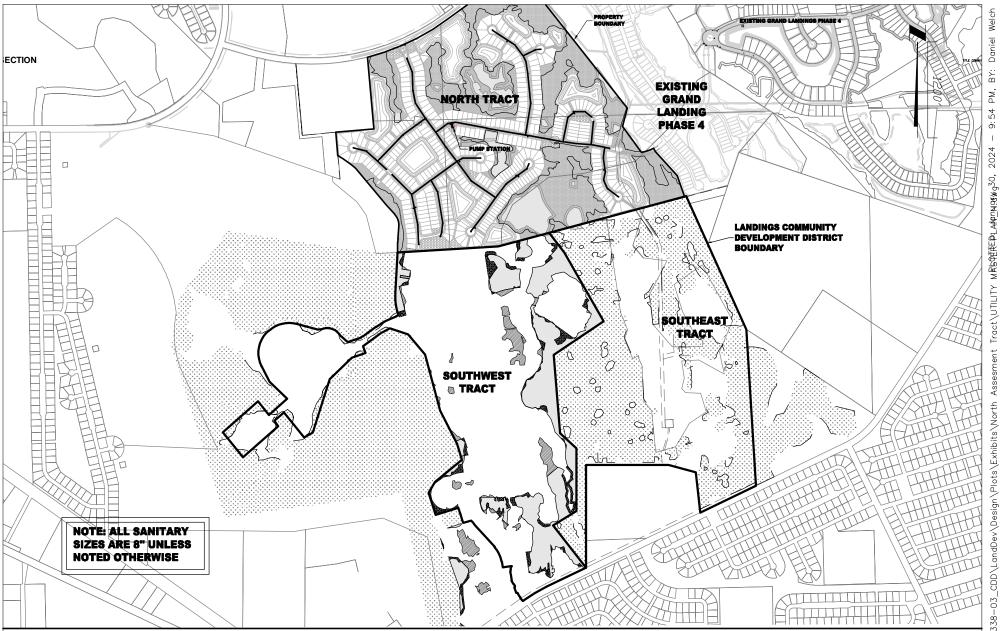
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DRAWN BY: CJG

DATE: 1/31/24

PLATE NO. 9





**ENGLAND - THIMS & MILLER, INC.** 

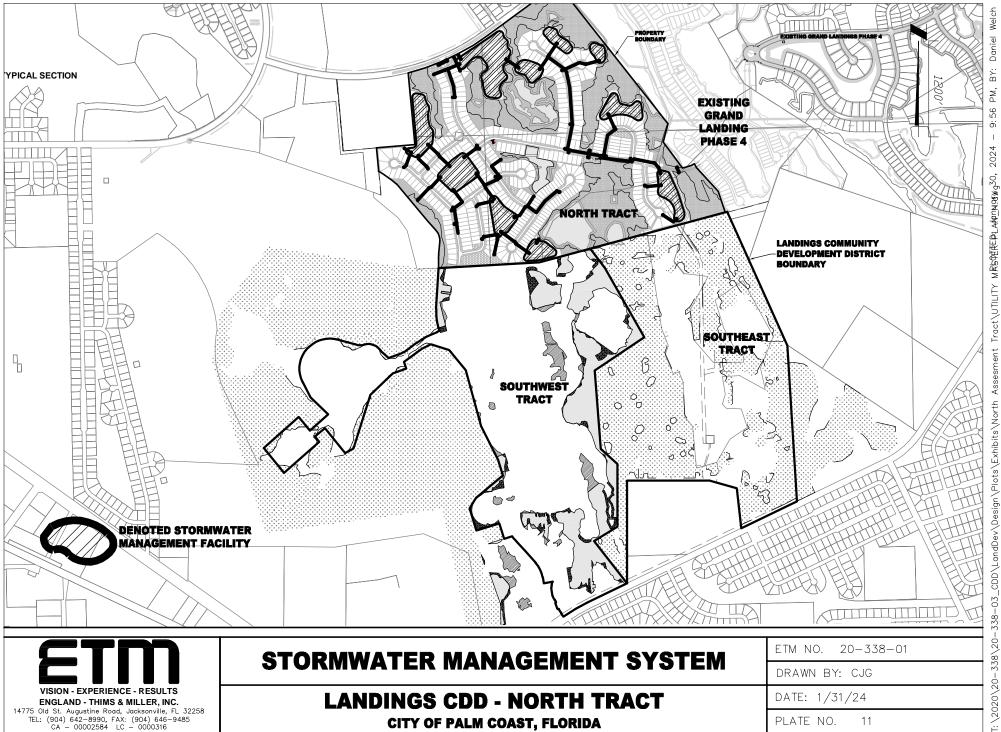
14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# **SANITARY SEWER COLLECTION SYSTEM**

**LANDINGS CDD - NORTH TRACT** CITY OF PALM COAST, FLORIDA

| LIW NO. 20 330 01 |  |
|-------------------|--|
| DRAWN BY: CJG     |  |
| DATE: 1/31/24     |  |
| DLATE NO. 10      |  |

FTM NO PLAIL NO. 10 T: \2020\20-338\20-





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14775 Old St. Augustine Road, Jacksonville, FL 32258 TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

# **STORMWATER MANAGEMENT SYSTEM**

**LANDINGS CDD - NORTH TRACT** CITY OF PALM COAST, FLORIDA

| ETM NO. 20-338-01 |
|-------------------|
| DRAWN BY: CJG     |
| DATE: 1/31/24     |
| DLATE NO. 11      |

PLATE NO. 11

**LANDINGS CDD - NORTH TRACT** 

CITY OF PALM COAST, FLORIDA

Assesment Tract\MASTER PELANITSW:dwgnuary

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DATE: 9/21/2023

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PLATE NO.

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# SECTION B

# SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT

Date: June 7, 2024

Prepared by

Governmental Management Services - Central Florida, LLC 219 E. Livingston St. Orlando, FL 32801



Volume 6 - Final 6/6/2024

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GMS-CF, LLC does not represent the Landings Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Landings Community Development District with financial advisory services or offer investment advice in any form.

## 1.0 Introduction

The Landings Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District will issue on June 26, 2024, \$7,020,000 of tax exempt bonds (the "Series 2024 Bonds" or "Bonds") for the purpose of financing infrastructure improvements within Phases 5 & 6 within the District referred to as the North Tract. The infrastructure improvements to be financed are referred to as the North Tract Capital Improvement Plan (herein the "North Tract CIP"), and are more specifically described in the Master Engineer's Report dated February 1, 2024, prepared by England-Thims & Miller, Inc., as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements that benefit property owners within the North Tract of the District.

# 1.1 Purpose

This Supplemental Assessment Methodology for the North Tract supplements the Master Assessment Methodology dated September 16, 2022 (collectively, the "Assessment Report"), and provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the North Tract of the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the North Tract CIP. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non-ad valorem special assessments on the benefited lands within the North Tract of the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

# 1.2 Background

The District currently includes approximately 560.86 acres located in the City of Palm Coast, Flagler County, Florida. The North Tract comprises 204.68 acres within the District. The development program for the North Tract of the District currently envisions approximately 395 residential units (herein the "North Tract Development Program"). The proposed North Tract Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the North Tract CIP will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite transportation improvements, lift stations,

potable water, reclaimed water & sewage, hardscape, landscape, irrigation, fencing & signage, stormwater management facilities, drainage collection system & flood control, planning, engineering, survey & regulatory, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

- 1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the North Tract CIP.
- 2. The District Engineer determines the assessable acres that benefit from the District's North Tract CIP.
- 3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the North Tract CIP.
- 4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

# 1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within the North Tract within the District, different in kind and degree than general benefits, for properties within the District as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the North Tract within the District. The implementation of the North Tract CIP enables properties within the boundaries of the North Tract within the District to be developed. Without the District's North Tract CIP, there would be no infrastructure to support development of land within the North Tract of the District. Without these improvements, development of the property within the North Tract of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the North Tract within the District will benefit from the provision of the North Tract CIP. However, these benefits will be incidental for the purpose of the North Tract CIP, which is designed solely to meet the needs of property within the North Tract within the District. Properties outside of the North Tract within the District boundaries do not depend upon the District's North Tract CIP. The property owners within the North Tract within the District are therefore receiving special benefits not received by those outside the North Tract and outside the District's boundaries.

# 1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The special assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

# 1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's North Tract CIP that is necessary to support full development of the North Tract will cost approximately \$21,215,121. However, the District is only financing a portion of the North Tract CIP with the Series 2024 Bonds. The balance of the North Tract CIP will be funded with Developer Contributions and/or future bond issue(s). The District's Underwriter has determined that financing costs required to fund a portion of the North Tract CIP costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest will be \$7,020,000. Without the North Tract CIP, the property within the North Tract of the District would not be able to be developed and occupied by future residents of the community.

# 2.0 Assessment Methodology

#### 2.1 Overview

The District will issue on June 26, 2024, \$7,020,000 in Bonds to fund a portion of the District's North Tract CIP, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,020,000 in debt to the properties within the North Tract benefiting from the North Tract CIP.

Table 1 identifies the land uses as identified by the Developer within the North Tract of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the North Tract CIP needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$21,215,121. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the North Tract CIP and related costs has been determined by the District's Underwriter to total \$7,020,000.

Any additional funds needed to complete the North Tract CIP will be funded by developer contributions or future bond issues. Table 3 shows the breakdown of the bond sizing.

#### 2.2 Allocation of Debt

Allocation of debt is a continuous process until the North Tract Development Program is completed. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. The North Tract CIP funded by the District's Series 2024 Bonds will benefit all property within the North Tract.

The initial assessments will be levied to all acres within the North Tract of the District on an equal acreage basis, which are the beneficiaries of the North Tract CIP, as depicted in Table 5 and Table 6. If there are changes to the North Tract Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb the Series 2024 Bonds, it is estimated that the CDD will recognize a developer contribution equal to approximately \$245,000 in eligible infrastructure.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## 2.3 Allocation of Benefit

The North Tract CIP consists of certain offsite transportation improvements, lift stations, potable water, reclaimed water & sewage, hardscape, landscape, irrigation, fencing & signage, stormwater management facilities, drainage collection system & flood control, planning, engineering, survey & regulatory, and contingency. There are currently *three* product types within the planned development of the North Tract. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit

("ERU") as represented in the Master Assessment Report. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the North Tract CIP on the particular units exceeds the cost that the units will be paying for such benefits.

# 2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed North Tract CIP will provide several types of systems, facilities and services for its residents. These include construct and/or acquire certain stormwater systems, potable water distribution systems, sanitary sewer systems, reclaimed water distribution systems, landscape and hardscape, and professional fees along with related incidental costs. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection to the improvements in fact actually provided.

For the provision of the North Tract CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

# 2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the North Tract CIP have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the North Tract within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed North Tract CIP is constructed.

# 3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is recorded, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

### 4.0 Assessment Roll

The District will initially distribute liens on an equal acreage basis to all acres within the North Tract. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the North Tract of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

| Product Types     | No. of Units * | Totals | ERUs per Unit (1) | Total ERUs |
|-------------------|----------------|--------|-------------------|------------|
| Villa 40'         | 104            | 104    | 0.8               | 83         |
| Single Family 50' | 135            | 135    | 1                 | 135        |
| Single Family 60' | 156            | 156    | 1.2               | 187        |
| Total Units       | 395            | 395    |                   | 405        |

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a 50' Single Family unit equal to 1 ERU

Prepared by: Governmental Management Services - Central Florida, LLC

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

TABLE 2
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

| North Tract Capital Improvement Plan ("North Tract CIP") (1)                  | Total Cost Estimate |
|---|---------------------|
| Offsite Transportation Improvements   | \$555,000           |
| Lift Stations, Potable Water, Reclaimed Water, and Sanitary Sewer             | \$6,897,704         |
| Hardscape, Landscape, Irrigation, Fencing & Signage                           | \$500,000           |
| Stormwater Management Facilities, Drainage Collection System and Flood Contro | ol \$6,147,581      |
| Planning, Engineering, Survey, and Regulatory                                 | \$2,808,488         |
| Contingency   | \$4,306,348         |
| Total   | \$21,215,121        |

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report dated February 1, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

| Description             | Total          |
|-------------------------|----------------|
| Construction Funds      | \$5,609,911    |
| Original Issue Discount | \$5,940        |
| Debt Service Reserve    | \$490,975      |
| Capitalized Interest    | \$531,850      |
| Underwriters Discount   | \$140,400      |
| Cost of Issuance        | \$240,925      |
| Par Amount              | \$7,020,000    |
| Bond Assumptions:       |                |
| Average Coupon          | 5.71%          |
| Amortization            | 30 years       |
| Capitalized Interest    | Thru 11/1/2025 |
| Debt Service Reserve    | Max Annual D/S |
| Underwriters Discount   | 2%             |

TABLE 4
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

|                   |         |        |       | Total<br>Improvements |                   |                |  |  |  |
|-------------------|---------|--------|-------|-----------------------|-------------------|----------------|--|--|--|
|                   | No. of  | ERU    | Total | % of Total            | Costs Per Product | Improvement    |  |  |  |
| Product Types     | Units * | Factor | ERUs  | ERUs                  | Type              | Costs Per Unit |  |  |  |
| Villa 40'         | 104     | 0.8    | 83    | 20.52%                | \$4,353,967       | \$41,865       |  |  |  |
| Single Family 50' | 135     | 1.0    | 135   | 33.30%                | \$7,064,729       | \$52,331       |  |  |  |
| Single Family 60' | 156     | 1.2    | 187   | 46.18%                | \$9,796,425       | \$62,798       |  |  |  |
| Totals            | 395     |        | 405   | 100.00%               | \$21,215,121      |                |  |  |  |

<sup>\*</sup> Unit mix is subject to change based on marketing and other factc

TABLE 5
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

|                   |         | Total Improvements | Potential Allocation |                 | Allocation of Par |          |
|-------------------|---------|--------------------|----------------------|-----------------|-------------------|----------|
|                   | No. of  | Costs Per Product  | of Par Debt Per      | Developer       | Debt Per Product  | Par Debt |
| Product Types     | Units * | Type               | Product Type         | Contributions** | Type              | Per Unit |
| Villa 40'         | 104     | \$4,353,967        | \$1,490,992          | (\$93,308)      | \$1,397,684       | \$13,439 |
| Single Family 50' | 135     | \$7,064,729        | \$2,419,277          | (\$151,401)     | \$2,267,876       | \$16,799 |
| Single Family 60' | 156     | \$9,796,425        | \$3,354,731          | (\$291)         | \$3,354,441       | \$21,503 |
| Totals            | 395     | \$21,215,121       | \$7,265,000          | (\$245,000)     | \$7,020,000       |          |

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

<sup>\*\*</sup> In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Series 2024 Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$245,000 in eligible infrastructure.

TABLE 6
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

|                   | No. of  | Allocation of<br>Par Debt Per | Total Par<br>Debt Per | Maximum<br>Annual Debt | Net Annual<br>Debt<br>Assessment | If Paid in<br>November -<br>Annual Debt<br>Assessment | Gross Annual Debt<br>Assessment Per Unit |
|-------------------|---------|-------------------------------|-----------------------|------------------------|----------------------------------|---|--|
| Product Types     | Units * | Product Type                  | Unit                  | Service                | Per Unit                         | Per Unit  | (1)                                      |
| Villa 40'         | 104     | \$1,397,683.55                | \$13,439.26           | \$97,753.23            | \$939.93                         | \$959.93  | \$999.93                                 |
| Single Family 50' | 135     | \$2,267,875.95                | \$16,799.08           | \$158,614.02           | \$1,174.92                       | \$1,199.92  | \$1,249.91                               |
| Single Family 60' | 156     | \$3,354,440.51                | \$21,502.82           | \$234,607.75           | \$1,503.90                       | \$1,535.89  | \$1,599.89                               |
| Totals            | 395     | \$7,020,000.00                |                       | \$490,975.00           |                                  |   |  |

<sup>(1)</sup> This amount includes collection fees and early payment discounts when collected on the County Tax Bill

<sup>\*</sup> Unit mix is subject to change based on marketing and other factors

TABLE 7
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR THE NORTH TRACT

| Owner                               | Property*   | Net Acres | Total Par Debt<br>Allocation Per<br>Acre | Total Par Debt<br>Allocated | Net Annual Debt<br>Assessment<br>Allocation | Gross Annual<br>Debt Assessment<br>Allocation (1) |
|-------------------------------------|-------------|-----------|--|-----------------------------|---|---|
| JTL Grand Landings Development, LLC | North Tract | 204.68    | \$34,297                                 | \$7,020,000                 | \$490,975                                   | \$522,314   |
| Totals                              |             | 204.68    |  | \$7,020,000                 | \$490,975                                   | \$522,314   |

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

| Annual Assessment Periods   | 30        |
|-----------------------------|-----------|
| Average Coupon Rate (%)     | 5.71%     |
| Maximum Annual Debt Service | \$490,975 |

<sup>\* -</sup> See Metes and Bounds, attached as Exhibit A

PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF RESERVED PARCEL A1, LAGUNA FOREST, SECTION 64, SEMINOLE WOODS, AS RECORDED IN MAP BOOK 18, PAGES 36 THROUGH 43, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CITATION BOULEVARD AND THE EAST RIGHT OF WAY LINE OF LAGUNA FOREST TRAIL, THENCE \$36.30'03"E ALONG THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID RESERVED PARCEL A1 A DISTANCE OF 80.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CITATION BOULEVARD AFORESAID; THENCE S53'29'57"W ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 28.73 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523. PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE \$53'29'57"W CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 1076.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2860.00 FEET, A CENTRAL ANGLE OF 22"18'53", BEING SUBTENDED BY A CHORD BEARING OF S64'43'14"W AND A CHORD DISTANCE OF 1106.84 FEET: THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 1113.87 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 641, PAGE 1051, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA: THENCE DEPARTING SAID RIGHT OF WAY AND ALONG THE EAST LINE OF SAID LANDS SO5'08'56"E A DISTANCE OF 899.94 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S84'57'19"W ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 479.57 FEET TO THE NORTHEAST CORNER OF LOT 4. CITATION COMMERCE PARK. AS RECORDED IN MAP BOOK 35, PAGES 61 AND 62, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE DEPARTING SAID LANDS AND ALONG THE EAST LINE OF SAID LOT 4, SO5'07'00"E A DISTANCE OF 293.52 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1152.42 FEET, A CENTRAL ANGLE OF 13'40'32", BEING SUBTENDED WITH A CHORD BEARING OF S54'26'58"E AND A CHORD DISTANCE OF 274.41 FEET; THENCE DEPARTING SAID EAST LINE AND SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 275.07 FEET; THENCE ON A NON TANGENT LINE S39'55'37"E A DISTANCE OF 604.62 FEET; THENCE S43'17'34"E A DISTANCE OF 148.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 48'20'38", BEING SUBTENDED BY A CHORD BEARING OF \$19.07.15. AND A CHORD DISTANCE OF 155.60 FEET: THENCE THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 160.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SO5'03'04"W A DISTANCE OF 161.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO EASTERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 04'33'57", BEING SUBTENDED WITH A CHORD BEARING OF S02'46'06"W AND A CHORD DISTANCE OF 43.82 FEET TO THE POINT OF TANGENCY THEREOF: THENCE SOO'29'07"W FOR A DISTANCE OF 127.41 FEET THENCE N86'36'10"E ALONG A NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1887, PAGE 1476, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, A DISTANCE OF 1263.11 FEET; THENCE N75'00'26"E CONTINUING ALONG SAID NORTHERLY LINE A DISTANCE OF 1393.40 FEET TO A POINT ON A WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370. PAGE 523. PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED NORTHERLY LINE, N75'00'26"E A DISTANCE OF 1015.01 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2370, PAGE 523, AFORESAID; THENCE ALONG THE SAID WESTERLY LINES THE FOLLOWING CALLS AND DISTANCES, N19'01'56"W A DISTANCE OF 278.67 FEET; THENCE N42'18'09"W A DISTANCE OF 401.72 FEET; THENCE N30'24'29"W A DISTANCE OF 50.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 24'29'34", BEING SUBTENDED BY A CHORD BEARING OF S71'50'18"W AND A CHORD DISTANCE OF 159.09 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 160.30 FEET: THENCE N36"13"54"W A DISTANCE OF 403.20 FEET: THENCE N14"49"44"E A DISTANCE OF 234.68 FEET: THENCE N38"16"50"W A DISTANCE OF 2229.65 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 253, PAGE 25, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

SUBJECT PROPERTY CONTAINING 8,915,986 SQUARE FEET AND/OR 204.68 ACRES MORE OR LESS.



TEL: (904) 642-8990, FAX: (904) 646-9485 CA - 00002584 LC - 0000316

### DISTRICT LEGAL DESCRIPTION

CITY OF PALM COAST. FLORIDA

DRAWN BY: CJG **LANDINGS CDD - NORTH TRACT** DATE: 1/31/24 3B PLATE NO.

ETM NO.

20-338-01

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Tract\MASTER

CDD/LandDev/Design/Plots/Exhibits/North

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# SECTION C

#### **RESOLUTION 2024-11**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT FINALIZING SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Landings Community Development District ("District") was created by Rule: 42AAA-1.001 of the Florida Administrative Code, Adopted by the Florida Land and Water Adjudicatory Commission, effective September 13, 2005, (the "Rule"), for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, Florida Statutes; and

WHEREAS, the District duly adopted Resolution No. 2022-13 on September 16, 2022 (the "Initial Resolution"), authorizing, among other things, the issuance in one or more series of not to exceed \$37,365,000 aggregate principal amount of its Special Assessment Bonds and appointed U.S. Bank National Association as Trustee (the "Trustee") under the Master Trust Indenture (the "Master Indenture") by and between the District and the Trustee; and

**WHEREAS**, the District adopted Resolution No. 2024-04 on March 22, 2024, hereinafter, referred to as the "Subsequent Resolution" as provided for in Section 9 of the Initial Resolution; and

WHEREAS, the District duly authorized and issued the Landings Community Development District Special Assessment Bonds (North Tract), Series 2024 (the "2024 Bonds") in the amount of \$7,020,000 for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

**WHEREAS**, the Landings Community Development District First Supplemental Engineers Report to the Capital Improvement Plan (North Tract) dated February 1, 2024, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the 2024 Bonds (the "North CIP"); and

**WHEREAS**, the Engineer's Report estimated that the capital costs for the North CIP totals \$21,215,121, a portion of which is to be paid directly by the developer; and

**WHEREAS**, the total cost to the District for the Capital Improvements was estimated at \$5,609,911 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Landings Community Development District Supplemental Assessment Methodology for the North Tract Dated June 7, 2024 (the "Supplemental Assessment Report"), attached to this Resolution as Exhibit "B" the assessments are finalized in the amount \$522,314, annually, which is funding a portion of the capital costs, financing costs, capitalized interest, reserve funds and contingencies; and

WHEREAS, on March 22, 2024, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, Florida Statutes, and adopted Resolution 2024-06 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the Adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, Florida Statutes ("Special Assessment Lien"); and

**NOW, THEREFORE,** be it resolved by the Board of Supervisors of Palm Coast Park Community Development District:

- 1. **Recitals**. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. **Authority for this Resolution**. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, Florida Statutes.
- 3. **Finalization of Special Assessments Securing the Series 2024 Bonds**. Pursuant to Section 170.08, Florida Statutes, and District Resolution 2024-06 special assessments securing the Series 2024 Bonds on all land within the Assessment Area are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the actual project costs of the North CIP. The Supplemental Assessment Report accurately reflects the amount of special assessments for the Series 2024 Bonds. The assessments levied pursuant to Resolution 2024-06 also exceed the outstanding debt due on the Series 2024 Bonds. Therefore, pursuant to Section 170.08, Florida Statutes, and Resolution 2024-06 the special assessments on parcels specially benefited by the North CIP are hereby finalized in the amount of the outstanding debt due on the Series 2024 Bonds in accordance with **Exhibit "B"** herein, and is apportioned in accordance with the methodology described in **Exhibit "B"**, upon the specially benefited lands indicated in the District's Assessment Lien Roll attached as part of the Supplemental Assessment Report, and reflects the finalized assessments due on the parcels benefited by the Series 2024 Bonds.
- 4. **Improvement Lien Book**. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all others liens, titles and claims.
- 5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2024-06, which remains in full force and effect. This Resolution and Resolution 2024-06 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

- 6. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 7. **Conflict**. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 8. **Effective Date**. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**APPROVED AND ADOPTED** this 18th day of June, 2024.

|         | LANDINGS COMMUNITY DEVELOPMENT DISTRICT |
|---------|---|
| ATTEST: | By:                                     |
|         |   |

**Exhibit "A"**: Landings Community Development District First Supplemental Engineers Report to the Capital Improvement Plan (North Tract) dated February 1, 2024

Exhibit "B": Supplemental Assessment Methodology for the North Tract dated June 7, 2024

# SECTION VI

# This item will be provided under separate cover

# **SECTION VII**

# This item will be provided under separate cover

# **SECTION VIII**



## James E. Gardner Jr., CFA

# Flagler County Property Appraiser Data – Sharing and Usage Agreement

#### **LANDINGS**

This Data Sharing and Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **LANDINGS**, hereafter referred to as **agency**, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and data files. No owner names, mailing addresses, or official records (OR) book and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser's website or in data files. In addition, the Flagler County Property Appraiser's mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

The confidentiality of personal identifying information including names, mailing address and OR Book and Pages owned by individuals that have received exempt/confidential status, hereinafter referred to as "confidential data", will be protected as follows:

- 1. The **agency** will not release "confidential data" that may reveal identifying information of individuals exempted from Public Records disclosure.
- 2. The **agency** will not present the "confidential data" in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
- 3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying information that is the subject of this Agreement.
- 4. The **agency** shall ensure any employee granted access to "confidential data" is subject to the terms and conditions of this Agreement.
- 5. The **agency** shall ensure any third party granted access to "confidential data" is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on July 1, 2024, and shall run until June 30, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

| FLAGLER COUNTY PROPERTY APPRAISER       | LANDINGS   |   |
|---|------------|---|
|   |            |   |
| Signature:                              | Signature: | _ |
| Print: <u>James E. Gardner Jr., CFA</u> | Print:     |   |
|   | Title:     |   |
| Date:                                   | Date:      |   |

# SECTION IX

# SECTION C

# SECTION 1

# **Landings**

Community Development District

Unaudited Financial Reporting May 31, 2024



# **Table of Contents**

| Balance Sh          | ıeet |
|---------------------|------|
|                     |      |
| General Fu          | und  |
|                     |      |
| Capital Projects Fu | und  |
|                     |      |
| Month to Mo         | onth |

# Landings Community Development District **Combined Balance Sheet** May 31, 2024

|                                  | General<br>Fund | l Projects<br><sup>7</sup> und | Totals<br>Governmental Funds |       |
|----------------------------------|-----------------|--------------------------------|------------------------------|-------|
| Assets:                          |                 |                                |                              |       |
| Cash:                            |                 |                                |                              |       |
| Operating Account                | \$<br>7,276     | \$<br>-                        | \$                           | 7,276 |
| Due from Developer               | \$<br>2,542     | \$<br>-                        | \$                           | 2,542 |
| Due from General Fund            | \$<br>-         | \$<br>-                        | \$                           | -     |
| Total Assets                     | \$<br>9,818     | \$<br>-                        | \$                           | 9,818 |
| Liabilities:                     |                 |                                |                              |       |
| Accounts Payable                 | \$<br>-         | \$<br>-                        | \$                           | -     |
| Contracts Payable                | \$<br>-         | \$<br>-                        | \$                           | -     |
| Due to Capital                   | \$<br>-         | \$<br>-                        | \$                           | -     |
| FICA Payable                     | \$<br>183       | \$<br>-                        | \$                           | 183   |
| Total Liabilites                 | \$<br>183       | \$<br>-                        | \$                           | 183   |
| Fund Balance:                    |                 |                                |                              |       |
| Unassigned                       | \$<br>9,636     | \$<br>-                        | \$                           | 9,636 |
| Total Fund Balances              | \$<br>9,636     | \$<br>-                        | \$                           | 9,636 |
| Total Liabilities & Fund Balance | \$<br>9,818     | \$<br>_                        | \$                           | 9,818 |

# Landings

### **Community Development District**

#### **General Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

|   | Adopted |         | Prorated Budget |          | Actual |            |    |          |
|---|---------|---------|-----------------|----------|--------|------------|----|----------|
|   |         | Budget  | Thru            | 05/31/24 | Thru   | ı 05/31/24 | V  | Variance |
| Revenues:   |         |         |                 |          |        |            |    |          |
| Revenues.   |         |         |                 |          |        |            |    |          |
| Developer Contributions                           | \$      | 135,898 | \$              | 39,050   | \$     | 39,050     | \$ | -        |
| Boundary Amendment Contributions                  | \$      | -       | \$              | -        | \$     | 12,042     | \$ | 12,042   |
| Total Revenues                                    | \$      | 135,898 | \$              | 39,050   | \$     | 51,091     | \$ | 12,042   |
| Expenditures:                                     |         |         |                 |          |        |            |    |          |
| General & Administrative:                         |         |         |                 |          |        |            |    |          |
| Supervisor Fees                                   | \$      | 12,000  | \$              | 8,000    | \$     | 2,400      | \$ | 5,600    |
| FICA Expenses                                     | \$      | 918     | \$              | 612      | \$     | 184        | \$ | 428      |
| Engineering                                       | \$      | 15,000  | \$              | 10,000   | \$     | -          | \$ | 10,000   |
| Attorney  | \$      | 25,000  | \$              | 16,667   | \$     | 2,038      | \$ | 14,629   |
| Annual Audit                                      | \$      | 4,000   | \$              | -        | \$     | -          | \$ | -        |
| Assessment Administration                         | \$      | 5,000   | \$              | -        | \$     | -          | \$ | -        |
| Arbitrage   | \$      | 450     | \$              | -        | \$     | -          | \$ | -        |
| Dissemination                                     | \$      | 5,000   | \$              | -        | \$     | -          | \$ | -        |
| Trustee Fees                                      | \$      | 4,020   | \$              | -        | \$     | -          | \$ | -        |
| Management Fees                                   | \$      | 40,000  | \$              | 26,667   | \$     | 23,333     | \$ | 3,333    |
| Information Technology                            | \$      | 1,800   | \$              | 1,200    | \$     | 1,050      | \$ | 150      |
| Website Maintenance                               | \$      | 1,200   | \$              | 800      | \$     | 700        | \$ | 100      |
| Telephone   | \$      | 300     | \$              | 200      | \$     | -          | \$ | 200      |
| Postage & Delivery                                | \$      | 1,000   | \$              | 667      | \$     | 387        | \$ | 279      |
| Insurance   | \$      | 5,750   | \$              | 5,750    | \$     | 5,200      | \$ | 550      |
| Copies  | \$      | 500     | \$              | 333      | \$     | 986        | \$ | (653)    |
| Legal Advertising                                 | \$      | 10,000  | \$              | 6,667    | \$     | 936        | \$ | 5,731    |
| Contingencies                                     | \$      | 2,500   | \$              | 1,667    | \$     | 314        | \$ | 1,353    |
| Office Supplies                                   | \$      | 625     | \$              | 417      | \$     | 41         | \$ | 376      |
| Travel Per Diem                                   | \$      | 660     | \$              | 440      | \$     | -          | \$ | 440      |
| Dues, Licenses & Subscriptions                    | \$      | 175     | \$              | 175      | \$     | 175        | \$ | -        |
| Total Expenditures                                | \$      | 135,898 | \$              | 80,260   | \$     | 49,785     | \$ | 30,475   |
| Excess (Deficiency) of Revenues over Expenditures | \$      | -       |                 |          | \$     | 1,306      |    |          |
| Fund Balance - Beginning                          | \$      | -       |                 |          | \$     | 8,330      |    |          |
| Fund Balance - Ending                             | \$      |         |                 |          | \$     | 9,636      |    |          |

# Landings

### **Community Development District**

### **Capital Projects Fund**

### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2024

|   | Adopted |    | Prorate | ed Budget |               | Actual  |          |         |
|---|---------|----|---------|-----------|---------------|---------|----------|---------|
|   | Budg    | et | Thru 0  | 5/31/24   | Thru 05/31/24 |         | Variance |         |
| Revenues:   |         |    |         |           |               |         |          |         |
| Interest  | \$      | -  | \$      | -         | \$            | -       | \$       | -       |
| Total Revenues                                    | \$      | -  | \$      | -         | \$            | -       | \$       | -       |
| Expenditures:                                     |         |    |         |           |               |         |          |         |
| Capital Outlay - Cost of Issuance                 | \$      | -  | \$      | -         | \$            | 5,977   | \$       | (5,977) |
| Total Expenditures                                | \$      | -  | \$      | -         | \$            | 5,977   | \$       | (5,977) |
| Excess (Deficiency) of Revenues over Expenditures | \$      | -  |         |           | \$            | (5,977) |          |         |
| Other Financing Sources/(Uses):                   |         |    |         |           |               |         |          |         |
| Developer Advances                                | \$      | -  | \$      | -         | \$            | 5,977   | \$       | 5,977   |
| Total Other Financing Sources/(Uses)              | \$      | -  | \$      | -         | \$            | 5,977   | \$       | 5,977   |
| Net Change in Fund Balance                        | \$      | -  |         |           | \$            | -       |          |         |
| Fund Balance - Beginning                          | \$      | -  |         |           | \$            | -       |          |         |
| Fund Balance - Ending                             | \$      | -  |         |           | \$            |         |          |         |

# Landings Community Development District Month to Month

|   | <br>0ct        | Nov      | Dec        | Jan        | Feb      | March      | April     | May       | June | July | Aug  | Sept | Total  |
|---|----------------|----------|------------|------------|----------|------------|-----------|-----------|------|------|------|------|--------|
| Revenues:   |                |          |            |            |          |            |           |           |      |      |      |      |        |
| Developer Contributions                           | \$<br>8,962 \$ | 3,586 \$ | 3,585 \$   | - \$       | 6,988 \$ | - \$       | 15,929 \$ | - \$      | - \$ | - \$ | - \$ | - \$ | 39,050 |
| Boundary Amendment Contributions                  | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | 12,042 \$ | - \$ | - \$ | - \$ | - \$ | 12,042 |
| Total Revenues                                    | \$<br>8,962 \$ | 3,586 \$ | 3,585 \$   | - \$       | 6,988 \$ | - \$       | 15,929 \$ | 12,042 \$ | - \$ | - \$ | - \$ | - \$ | 51,091 |
| Expenditures:                                     |                |          |            |            |          |            |           |           |      |      |      |      |        |
| General & Administrative:                         |                |          |            |            |          |            |           |           |      |      |      |      |        |
| Supervisor Fees                                   | \$<br>- \$     | - \$     | - \$       | - \$       | 1,200 \$ | - \$       | 600 \$    | 600 \$    | - \$ | - \$ | - \$ | - \$ | 2,400  |
| FICA Expense                                      | \$<br>- \$     | - \$     | - \$       | - \$       | 92 \$    | - \$       | 46 \$     | 46 \$     | - \$ | - \$ | - \$ | - \$ | 184    |
| Engineering                                       | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Attorney  | \$<br>- \$     | 652 \$   | - \$       | - \$       | 504 \$   | 882 \$     | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | 2,038  |
| Annual Audit                                      | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Assessment Administration                         | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Arbitrage   | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Dissemination                                     | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Trustee Fees                                      | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Management Fees                                   | \$<br>3,333 \$ | 3,333 \$ | 3,333 \$   | 3,333 \$   | 3,333 \$ | 3,333 \$   | 3,333 \$  | - \$      | - \$ | - \$ | - \$ | - \$ | 23,333 |
| Information Technology                            | \$<br>150 \$   | 150 \$   | 150 \$     | 150 \$     | 150 \$   | 150 \$     | 150 \$    | - \$      | - \$ | - \$ | - \$ | - \$ | 1,050  |
| Website Maintenance                               | \$<br>100 \$   | 100 \$   | 100 \$     | 100 \$     | 100 \$   | 100 \$     | 100 \$    | - \$      | - \$ | - \$ | - \$ | - \$ | 700    |
| Telephone   | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Postage & Delivery                                | \$<br>- \$     | 3 \$     | 1 \$       | 22 \$      | 175 \$   | 21 \$      | 165 \$    | - \$      | - \$ | - \$ | - \$ | - \$ | 387    |
| Insurance   | \$<br>5,200 \$ | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | 5,200  |
| Copies  | \$<br>- \$     | - \$     | - \$       | 91 \$      | - \$     | 40 \$      | 855 \$    | - \$      | - \$ | - \$ | - \$ | - \$ | 986    |
| Legal Advertising                                 | \$<br>- \$     | - \$     | 272 \$     | - \$       | 330 \$   | 335 \$     | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | 936    |
| Contingencies                                     | \$<br>38 \$    | 38 \$    | 38 \$      | 38 \$      | 40 \$    | 40 \$      | 40 \$     | 40 \$     | - \$ | - \$ | - \$ | - \$ | 314    |
| Boundary Amendment Expense                        | \$<br>- \$     | - \$     | 9,487 \$   | 887 \$     | 1,668 \$ | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | 12,042 |
| Office Supplies                                   | \$<br>0 \$     | 0 \$     | - \$       | 20 \$      | 0 \$     | 0 \$       | 20 \$     | - \$      | - \$ | - \$ | - \$ | - \$ | 41     |
| Travel Per Diem                                   | \$<br>- \$     | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | -      |
| Dues, Licenses & Subscriptions                    | \$<br>175 \$   | - \$     | - \$       | - \$       | - \$     | - \$       | - \$      | - \$      | - \$ | - \$ | - \$ | - \$ | 175    |
| Total Expenditures                                | \$<br>8,997 \$ | 4,276 \$ | 13,381 \$  | 4,642 \$   | 7,593 \$ | 4,901 \$   | 5,310 \$  | 686 \$    | - \$ | - \$ | - \$ | - \$ | 49,785 |
| Excess (Deficiency) of Revenues over Expenditures | \$<br>(35) \$  | (690) \$ | (9,797) \$ | (4,642) \$ | (604) \$ | (4,901) \$ | 10,619 \$ | 11,355 \$ | - \$ | - \$ | - \$ | - \$ | 1,306  |

# SECTION 2

# Landings

#### **Community Development District**

Bill to:

JTL Grand Landings Dev LLC 16660 Dallas Parkway Suite 1600 Dallas, TX 75248 dwest@westinterests.com Funding Request #16A April 29, 2024

General Fund Capital Project

\$

20,133.31

|   | Payee  | FY2024         | FY2024          |
|---|--|----------------|-----------------|
| 1 | GMS-Central Florida, LLC                               |                |                 |
| - | Invoice # 19- Management Fees - February 2024          | \$<br>1,830.69 |                 |
|   | Invoice # 20- Management Fees - March 2024             | \$<br>1.774.72 |                 |
|   | Invoice # 21- Management Fees - April 2024             | \$<br>2,251.62 |                 |
| 2 | Chiumento Law, PLLC                                    |                |                 |
|   | Invoice # 18420 General Counsel - November 2023        | \$<br>652.00   |                 |
|   | Invoice # 18421 - CDD Expansion December 2023          |                | \$<br>9,486.50  |
|   | Invoice # 18679 - CDD Expansion January 2024           |                | \$<br>887.00    |
|   | Invoice # 18921 - CDD Expansion February 2024          |                | \$<br>1,668.00  |
|   | Invoice # 18922 General Counsel - February 2024        | \$<br>245.45   |                 |
|   | Invoice # 19197 General Counsel - March 2024           | \$<br>429.53   |                 |
| 3 | LocaliQ  |                |                 |
|   | Invoice # 0006273956 - Legal Advertising February 2024 | \$<br>160.49   |                 |
|   | Invoice # 0006339633 - Legal Advertising March 2024    | \$<br>162.92   |                 |
| 4 | Supervisor Fees - 03/22/24 Meeting                     |                |                 |
|   | Jeffrey Douglas  | \$<br>97.40    |                 |
|   | Toby Tobin   | \$<br>97.40    |                 |
|   | Greg Eckley  | \$<br>97.40    |                 |
|   | Supervisor Fees - 04/19/24 Meeting                     |                |                 |
|   | Jeffrey Douglas  | \$<br>97.40    |                 |
|   | Toby Tobin   | \$<br>97.40    |                 |
|   | Greg Eckley  | \$<br>97.40    |                 |
|   |  | \$<br>8,091.81 | \$<br>12,041.50 |

Total:

Please make check payable to:

Landings

Community Development District

6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 19

Invoice Date: 2/1/24

**Due Date: 2/1/24** 

Case: P.O. Number:

#### Bill To:

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

| Description  | Hours/Qty | Rate     | Amount   |
|--|-----------|----------|----------|
| Management Fees - February 2024  |           | 3,333.33 | 3,333.33 |
| Website Administration - February 2024<br>Information Technology - February 2024 |           | 100.00   | 100.00   |
| Information Technology - February 2024   |           | 150.00   | 150.00   |
| Office Supplies  |           | 0.42     | 0.42     |
| Postage  |           | 175.37   | 175.37   |
|  |           |          |          |

| Total            | \$3,759.12 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$3,759.12 |

### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 20 Invoice Date: 3/1/24

**Due Date:** 3/1/24

Case: P.O. Number:

Bill To:

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

| Description                         | Hours/Qty                     | Rate     | Amount   |
|-------------------------------------|-------------------------------|----------|----------|
| Management Fees - March 2024        |                               | 3,333.33 | 3,333.33 |
| Website Administration - March 2024 | HARLES AND THE REAL PROPERTY. | 100.00   | 100.00   |
| Information Technology - March 2024 |                               | 150.00   | 150.00   |
| Office Supplies                     | STATE OF THE RESERVE          | 0.30     | 0.30     |
| Postage                             |                               | 20.80    | 20.80    |
| Copies                              |                               | 39.75    | 39.75    |
|                                     |                               |          |          |
|                                     |                               |          |          |
|                                     |                               |          |          |
|                                     |                               |          |          |
|                                     |                               |          |          |

| Total            | \$3,644.18 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$3,644.18 |

# **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 21

Invoice Date: 4/1/24

Due Date: 4/1/24

Case:

P.O. Number:

#### Bill To:

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

| Hours/Qty | Rate      | Amount   |
|-----------|-----------|--|
|           | 3,333.33  | 3,333.33   |
|           | 100.00    | 100.00   |
|           | 150.00    | 150.00   |
| *         | 20.06     | 20.06  |
|           | 165.05    | 165.05   |
|           | 855.00    | 855.00   |
|           |           |  |
|           |           |  |
|           |           |  |
|           |           |  |
|           |           |  |
|           | Hours/Qty | Hours/Qty Rate  3,333.33 100.00 150.00 20.06 165.05 855.00 |

| Total            | \$4,623.44 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$4,623.44 |

#### 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-General Representation** 220573

#### **INVOICE**

To December 31, 2023

Invoice Date January 25, 2024

Invoice Number 18420

Due Date Due Upon Receipt

| <b>Account Summary</b> |              |
|------------------------|--------------|
| Previous Balance       | \$2,481.50   |
| Payments Received      | (\$2,022.00) |
| Outstanding Balance    | \$459.50     |
| Current Invoice        | \$652.00     |
| Total Due              | \$1,111.50   |
| Pay Online             |              |

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https://firmcentral.westlaw.com/pay/043JGSH

### **Payment Transactions**

| Date       | Type  | Invoice # | Description          | Amount     |
|------------|-------|-----------|----------------------|------------|
| 11/28/2023 | Check | 17506     | Check #23 112823.1CK | \$1,266.00 |
| 11/3/2023  | Check | 17178     | Check #20 110323.1CK | \$756.00   |

\$0.00

### **Fee Detail**

| Date       |     | Description   | Hours | Rate        | Total    |
|------------|-----|---|-------|-------------|----------|
| 11/11/2023 | VLS | Received, reviewed, and responded to District Manager's e-mail re: pressing matters for 11/17 meeting.      | 0.20  | \$320.00/hr | \$64.00  |
| 11/13/2023 | MC  | Coordinated monthly CDD meeting;<br>Telephone conference with Jeff Douglas<br>regarding same.               | 0.40  | \$420.00/hr | \$168.00 |
| 12/18/2023 | MC  | Prepared for CDD meeting; Prepared for and attended Landings telephone conference regarding Bond financing. | 1.00  | \$420.00/hr | \$420.00 |
|            |     | Hours Total   | 1.60  | Fee Total   | \$652.00 |

### **Expense Detail**

| Date          | Description                        | Quantity | Rate | Total |
|---------------|------------------------------------|----------|------|-------|
| No expenses h | ave been charged for this invoice. |          |      |       |

 Fees
 \$652.00

 Expense
 \$0.00

 Current Due
 \$652.00

 Outstanding Balance
 \$459.50

 Total Due
 \$1,111.50

**Expenses Total** 

### **Timekeeper Summary**

| Timekeeper            |             | Hours |
|-----------------------|-------------|-------|
| Michael Chiumento III |             | 1.40  |
| Vincent Sullivan      |             | 0.20  |
|                       | Total Hours | 1.60  |

#### 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 - CDD Expansion 230597

#### **INVOICE**

To December 31, 2023

Invoice Date January 25, 2024

Invoice Number 18421

Due Date Due Upon Receipt

### **Account Summary**

| Previous Balance Payments Received | \$13,177.00<br>(\$13,177.00) |
|------------------------------------|------------------------------|
| Outstanding Balance                | \$0.00                       |
| Current Invoice                    | \$9,486.50                   |
| <b>Total Due</b>                   | \$9,486.50                   |

Pay Online

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https://firmcentral.westlaw.com/pay/9D3JGTF

### **Payment Transactions**

| Date       | Type  | Invoice # | Description          | Amount     |
|------------|-------|-----------|----------------------|------------|
| 1/16/2024  | Check | 17938     | Check #26 011624.1CK | \$3,881.00 |
| 11/28/2023 | Check | 17701     | Check #23 112823.1CK | \$9,296.00 |

### **Fee Detail**

| Date       |    | Description   | Hours | Rate        | Total      |
|------------|----|---|-------|-------------|------------|
| 11/7/2023  | JT | Email correspondence with City Staff re: proposed Ordinance.  | 0.20  | \$250.00/hr | \$50.00    |
| 11/8/2023  | JT | Email correspondence with City of Palm<br>Coast re: proof of publication of ads for City<br>Council meeting; Discussed City's concerns<br>re: the Capital Improvement Plan with MC3;<br>Drafted ads; Reviewed ads from the Observer.  | 1.40  | \$250.00/hr | \$350.00   |
| 11/8/2023  | МС | Correspondence and coordination with the<br>City of Palm Coast regarding Landings<br>CDD Petition to Amend the Boundaries and<br>scheduling City Council Hearing; Reviewed<br>and revised documents from City Planner<br>regarding same   | 0.40  | \$420.00/hr | \$168.00   |
| 11/9/2023  | JT | Reviewed and revised Ads for upcoming Council meeting re: our petition.   | 0.40  | \$250.00/hr | \$100.00   |
| 11/10/2023 | MC | Correspondence with Manager and Client;<br>Telephone conference with Client regarding<br>status of CDD expansion.   | 0.40  | \$420.00/hr | \$168.00   |
| 11/13/2023 | JT | Email correspondence re: publication of ad for upcoming Council meetings.   | 0.20  | \$250.00/hr | \$50.00    |
| 11/14/2023 | JT | Email correspondence with City staff and the Observer newspaper re: ad for publication.   | 0.20  | \$250.00/hr | \$50.00    |
| 11/17/2023 | MC | Prepared for and attended City Council Meeting to expand CDD boundaries.  | 2.80  | \$420.00/hr | \$1,176.00 |
| 11/30/2023 | JT | Email correspondence to the Observer requesting status update on publication of ad re: our petition; Email correspondence with City staff re: same.   | 0.20  | \$250.00/hr | \$50.00    |
| 12/1/2023  | MC | Received and reviewed correspondence from the City of Palm Coast removing CDD Expansion from City Council Agenda; Meeting with Jason DeLorenzo at the City of Palm Coast regarding same; Drafted memorandum to the City of Palm Coast concerning CDD Petition and Expansion issues. | 1.80  | \$420.00/hr | \$756.00   |
| 12/4/2023  | JT | Email correspondence with The Observer re:<br>the Notice Affidavit of publication; Email<br>correspondence with City staff re: same.  | 0.30  | \$250.00/hr | \$75.00    |

| Date       |    | Description   | Hours | Rate        | Total    |
|------------|----|---|-------|-------------|----------|
| 12/5/2023  | СМ | Prepared Agenda package in preparation of City Council Meeting; Prepared for file.  | 0.40  | \$145.00/hr | \$58.00  |
| 12/6/2023  | CM | Revised proposed Ordinance from City of Palm Coast; Revised Petition to Expand Boundaries; Various correspondence with ETM & George Flint regarding request for changes to various documents.   | 1.00  | \$145.00/hr | \$145.00 |
| 12/6/2023  | JT | Zoom conference with team re: status of CDD expansion.  | 0.40  | \$250.00/hr | \$100.00 |
| 12/7/2023  | MC | Drafted revisions to CDD Expansion Petition at the request from City Staff.   | 0.80  | \$420.00/hr | \$336.00 |
| 12/11/2023 | JT | Received and reviewed email correspondence<br>from City staff re: revisions needed for<br>CDD expansion petition; Revised Capital<br>Improvement Plan accordingly.  | 0.70  | \$250.00/hr | \$175.00 |
| 12/11/2023 | MC | Drafted and finalized documents for CDD Expansion in connection with the City Council meeting; Telephone conference with Client; Corresponded with engineer.  | 1.50  | \$420.00/hr | \$630.00 |
| 12/14/2023 | JT | Email correspondence with The Observer regarding proof of publication; Provided City of Palm Coast staff with copy of same.   | 0.20  | \$250.00/hr | \$50.00  |
| 12/15/2023 | CM | Various revisions to Petition documents;<br>Correspondence with City of Palm Coast<br>regarding transmittal of same.  | 1.00  | \$145.00/hr | \$145.00 |
| 12/15/2023 | МС | Received and reviewed correspondence from City attorney regarding outstanding issues for petition, drafted revisions to petition and responded to City attorney regarding expansion application, Meeting with Jason DeLorenzo regarding removal from agenda at last minute. | 1.90  | \$420.00/hr | \$798.00 |
| 12/18/2023 | CM | Worked with JT to get complete redline and clean packages of the Petition and all corresponding documents to City.  | 2.00  | \$145.00/hr | \$290.00 |
| 12/18/2023 | JT | Left voicemail message with City of Palm<br>Coast staff re: their requested revisions to our<br>Petition; Reviewed and revised Petition to<br>Expand and submitted to City staff; Attended<br>Zoom meeting with team regarding status of<br>CDD expansion.                  | 3.90  | \$250.00/hr | \$975.00 |

| Date       |    | Description  | Hours | Rate        | Total      |
|------------|----|--|-------|-------------|------------|
| 12/19/2023 | CM | Prepared file for City Council Meeting.  | 0.30  | \$145.00/hr | \$43.50    |
| 12/20/2023 | JT | Reviewed and revised Ingress and Egress<br>Access Easement Agreement.  | 0.70  | \$250.00/hr | \$175.00   |
| 12/21/2023 | JT | Received and reviewed email correspondence<br>from City Staff regarding statutory notice<br>requirements for petition; Reviewed statutes<br>and status of the notice given for our petition;<br>Revised ad for publication to reflect new City<br>Council meeting. | 1.90  | \$250.00/hr | \$475.00   |
| 12/21/2023 | MC | Corresponded with the City of Palm Coast regarding second Hearing for CDD Expansion and Notice requirements.   | 0.60  | \$420.00/hr | \$252.00   |
| 12/27/2023 | JT | Researched Florida Statutes sections 190.005 and 190.046 and drafted memorandum of law regarding notice of publication requirements for petition to expand.  | 2.30  | \$250.00/hr | \$575.00   |
| 12/27/2023 | MC | Corresponded with City; Reviewed and resent memo to City Council members requesting to remain on agenda.   | 0.80  | \$420.00/hr | \$336.00   |
| 12/28/2023 | JT | Email correspondence with City Staff regarding Petition to Expand; Reviewed and revised Ad for publication.  | 0.60  | \$250.00/hr | \$150.00   |
| 12/29/2023 | JT | Reviewed and revised Ad for publication;<br>Email correspondence with The Observer<br>regarding our revised ad for publication;<br>Email correspondence with City Staff re:<br>same.   | 0.50  | \$250.00/hr | \$125.00   |
|            |    | Hours Total  | 29.80 | Fee Total   | \$8,826.50 |

# **Expense Detail**

| Date       |     | Description  | Quantity | Rate                  | Total    |
|------------|-----|--|----------|-----------------------|----------|
| 12/27/2023 | TLG | Palm Coast Observer re: Publication of Notice of Public Hearing. | 1        | \$660.00              | \$660.00 |
|            |     |  |          | <b>Expenses Total</b> | \$660.00 |

| Total Due           | \$9,486.50             |
|---------------------|------------------------|
| Outstanding Balance | \$0.00                 |
| Current Due         | \$9,486.50             |
| Fees Expense        | \$8,826.50<br>\$660.00 |

| Timekeeper            |             | Hours |
|-----------------------|-------------|-------|
| Caroline Mcneil       |             | 4.70  |
| Jared T Trent         |             | 14.10 |
| Michael Chiumento III |             | 11.00 |
|                       | Total Hours | 29.80 |

#### 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 - CDD Expansion 230597

#### **INVOICE**

To January 31, 2024

Invoice Date February 13, 2024

Invoice Number 18679

Due Date Due Upon Receipt

#### **Account Summary**

| Previous Balance    | \$9,486.50  |
|---------------------|-------------|
| Payments Received   | \$0.00      |
| Outstanding Balance | \$9,486.50  |
| Current Invoice     | \$887.00    |
|                     |             |
| <b>Total Due</b>    | \$10,373.50 |

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#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

#### **Fee Detail**

| Date      |    | Description   | Hours | Rate        | Total    |
|-----------|----|---|-------|-------------|----------|
| 1/2/2024  | JT | Reviewed and revised Expansion Petition.  | 0.80  | \$250.00/hr | \$200.00 |
| 1/3/2024  | JT | Email correspondence with The Observer confirming publication of Notice and Affidavit of same.                                    | 0.30  | \$250.00/hr | \$75.00  |
| 1/3/2024  | MC | Coordinated documents for final Agenda approval for CDD expansion.  | 0.40  | \$420.00/hr | \$168.00 |
| 1/4/2024  | JT | Email correspondence with City staff regarding expansion petition.  | 0.20  | \$250.00/hr | \$50.00  |
| 1/5/2024  | JT | Revised Notice of Publication; Email correspondence with team regarding same; Email correspondence to The Observer to run Notice. | 0.40  | \$250.00/hr | \$100.00 |
| 1/25/2024 | MC | Prepared for Hearing; Telephone conference with Jeff Douglas.   | 0.30  | \$420.00/hr | \$126.00 |
| 1/29/2024 | MC | Meeting with Jeff Douglas regarding City<br>Council approval and future action.   | 0.40  | \$420.00/hr | \$168.00 |
|           |    | Hours Total   | 2.80  | Fee Total   | \$887.00 |

#### **Expense Detail**

Date

| No expenses have been charged for this invoice. | Φ0.00  |
|---|--------|
| Expenses Total                                  | \$0.00 |

Description

 Fees
 \$887.00

 Expense
 \$0.00

 Current Due
 \$887.00

 Outstanding Balance
 \$9,486.50

 Total Due
 \$10,373.50

Rate

Total

Quantity

| Timekeeper    | Hours |
|---------------|-------|
| Jared T Trent | 1.70  |

| Michael Chiumento III |             | 1.10 |
|-----------------------|-------------|------|
|                       | Total Hours | 2.80 |

#### 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 - CDD Expansion 230597

#### **INVOICE**

To February 29, 2024

Invoice Date March 14, 2024

Invoice Number 18921

Due Date Due Upon Receipt

| <b>Total Due</b>       | \$12,041.50 |
|------------------------|-------------|
| Current Invoice        | \$1,668.00  |
| Č                      | , ,         |
| Outstanding Balance    | \$10,373.50 |
| Payments Received      | \$0.00      |
| Previous Balance       | \$10,373.50 |
| <b>Account Summary</b> |             |

¥12,0 1110

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https://firmcentral.westlaw.com/pay/693MWWB

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

#### **Fee Detail**

| Date      |    | Description  | Hours | Rate        | Total      |
|-----------|----|--|-------|-------------|------------|
| 1/11/2024 | JT | Reviewed Landings Expansion Petition for completeness.   | 1.30  | \$250.00/hr | \$325.00   |
| 1/12/2024 | JT | Email with City Staff following up on their review of expansion petition; Reviewed status of SERC report; Email correspondence with team re: same.                   | 0.80  | \$250.00/hr | \$200.00   |
| 1/17/2024 | JT | Received and reviewed email correspondence with team re: engineer report revisions.  | 0.30  | \$250.00/hr | \$75.00    |
| 1/19/2024 | JT | Attended zoom meeting regarding bonds.   | 0.50  | \$250.00/hr | \$125.00   |
| 2/7/2024  | JT | Reviewed status of expansion petition;<br>Email correspondence with team and County<br>requesting signed copy.   | 0.30  | \$250.00/hr | \$75.00    |
| 2/15/2024 | JT | Email correspondence with George Flint re: draft notice of expansion for his review; Follow up email correspondence with City re: signed copy of expansion petition. | 0.40  | \$250.00/hr | \$100.00   |
| 2/16/2024 | JT | Received and reviewed signed Ordinance and expansion petition.   | 0.20  | \$250.00/hr | \$50.00    |
| 2/28/2024 | CM | Correspondence with Client and City of Palm<br>Coast regarding additional cost incurred for<br>second publishing of meeting.   | 0.40  | \$145.00/hr | \$58.00    |
|           |    | Hours Total  | 4.20  | Fee Total   | \$1,008.00 |

#### **Expense Detail**

| Date     |     | Description                                    | Quantity | Rate     | Total    |
|----------|-----|--|----------|----------|----------|
| 2/5/2024 | TLG | Palm Coast Observer; Notice of Public Hearing. | 1        | \$660.00 | \$660.00 |
|          |     |  |          |          |          |

Expenses Total \$660.00

| Fees<br>Expense                 | \$1,008.00<br>\$660.00           |
|---------------------------------|----------------------------------|
| Current Due Outstanding Balance | <b>\$1,668.00</b><br>\$10,373.50 |
| Total Due                       | \$12,041.50                      |

| Timekeeper      | Hours            |
|-----------------|------------------|
| Caroline Mcneil | 0.40             |
| Jared T Trent   | 3.80             |
|                 | Total Hours 4.20 |

#### 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-General Representation 220573

#### **INVOICE**

To February 29, 2024

Invoice Date March 14, 2024

Invoice Number 18922

Due Date Due Upon Receipt

| <b>Account Summary</b> |            |
|------------------------|------------|
| Previous Balance       | \$1,111.50 |
| Payments Received      | \$0.00     |
| Outstanding Balance    | \$1,111.50 |
| Current Invoice        | \$504.00   |
| Total Due              | \$1,615.50 |
| Pay Online             | 同級祭间       |

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https://firmcentral.westlaw.com/pay/623MWVB

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

#### **Fee Detail**

| Date      |    | Description   |           | Hours | Rate        | Total    |
|-----------|----|---|-----------|-------|-------------|----------|
| 2/16/2024 | MC | Prepared for and attended Board of Supervisors Meeting. |           | 1.20  | \$420.00/hr | \$504.00 |
|           |    | Hou   | ırs Total | 1.20  | Fee Total   | \$504.00 |

#### **Expense Detail**

| Date             | Description                    | Quantity | Rate           | Total  |
|------------------|--------------------------------|----------|----------------|--------|
| No expenses have | been charged for this invoice. |          |                |        |
|                  |                                |          | Expenses Total | \$0.00 |

| Fees<br>Expense                 | \$504.00<br>\$0.00            |
|---------------------------------|-------------------------------|
| Current Due Outstanding Balance | <b>\$504.00</b><br>\$1,111.50 |
| Total Due                       | \$1,615.50                    |

| Timekeeper            | Hours            |
|-----------------------|------------------|
| Michael Chiumento III | 1.20             |
|                       | Total Hours 1.20 |

#### 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-General Representation 220573

#### **INVOICE**

To March 31, 2024

Invoice Date April 16, 2024

Invoice Number 19197

Due Date Due Upon Receipt

| <b>Account Summary</b> |            |
|------------------------|------------|
| Previous Balance       | \$1,615.50 |
| Payments Received      | \$0.00     |
| Outstanding Balance    | \$1,615.50 |
| Current Invoice        | \$882.00   |
| Total Due              | \$2,497.50 |
| Pay Online             | ■7560cm    |

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



https://firmcentral.westlaw.com/pay/973RQDX

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

\$0.00

#### **Fee Detail**

| Date      |     | Description   | Hours | Rate        | Total    |
|-----------|-----|---|-------|-------------|----------|
| 3/13/2024 | MC  | Received and reviewed correspondence<br>from developer council Metcalf regarding<br>developer opinion letter; Reviewed status of<br>bond documents        | 0.60  | \$420.00/hr | \$252.00 |
| 3/22/2024 | VLS | Prepared for and attended March Board of Supervisors meeting.   | 1.50  | \$350.00/hr | \$525.00 |
| 3/28/2024 | VLS | Received request from District Manager for exact date of District expansion; Researched response to request; Responded to District Manager with findings. | 0.30  | \$350.00/hr | \$105.00 |
|           |     | Hours Total   | 2.40  | Fee Total   | \$882.00 |

#### **Expense Detail**

| Date          | Description                        | Quantity | Rate | Total |
|---------------|------------------------------------|----------|------|-------|
| No expenses h | ave been charged for this invoice. |          |      |       |

 Fees
 \$882.00

 Expense
 \$0.00

 Current Due
 \$882.00

 Outstanding Balance
 \$1,615.50

 Total Due
 \$2,497.50

**Expenses Total** 

| Timekeeper            |             | Hours |
|-----------------------|-------------|-------|
| Michael Chiumento III |             | 0.60  |
| Vincent Sullivan      |             | 1.80  |
|                       | Total Hours | 2.40  |



| ACCOU                 | NT NAME                         | ACCOUNT #        | PAGE#   |
|-----------------------|---------------------------------|------------------|---------|
| Landir                | ngs CDD                         | 830528           | 1 of 1  |
| INVOICE#              | BILLING PERIOD                  | PAYMENT DUE DATE |         |
| 0006273956            | Feb 1- Feb 29, 2024             | March 20, 2      | 024     |
| PREPAY<br>(Memo Info) | UNAPPLIED (included in amt due) | TOTAL CASH A     | MT DUE* |
| \$0.00                | \$0.00                          | \$601.22         |         |

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

#### ||իսին||սիդիկիկիկիկիկիկիկիկիկիկիկիկիկիկի

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| Date   | Des        | scription                               |              |                              |                                       |      |               | Amount     |
|--------|------------|---|--------------|------------------------------|---------------------------------------|------|---------------|------------|
| 2/1/24 | Bala       | ance Forward                            |              |                              |                                       |      |               | \$271.68   |
| Legal  | Advertisin | g:                                      |              |                              |                                       |      |               |            |
|        | Date range | Product                                 | Order Number | Description                  | PO Number                             | Runs | Ad Size       | Net Amount |
|        |            | DTB Flagler/ Palm Coast<br>News Tribune | 9883363      | Notice of Special Assessment | · · · · · · · · · · · · · · · · · · · | 1    | 6.0000 x 9.95 | \$329.54   |

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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 \$601.22 Service Fee 3.99% \$23.99 \*Cash/Check/ACH Discount -\$23.99 \*Payment Amount by Cash/Check/ACH \$601.22 Payment Amount by Credit Card \$625.21

| ACCOU  | JNT NAME ACCOUN  |                     | ACCOUNT NUMBER   |                                   | NUMBER                    | AMOUNT PAID        |  |  |
|--|--|---------------------|--|-----------------------------------|---------------------------|--------------------|--|--|
| Landings CDD   |  | 830528              |  | ngs CDD 8305                      |                           | 0006273956         |  |  |
| CURRENT<br>DUE   | 30 DAYS<br>PAST DUE  | 60 DAYS<br>PAST DUE | 90 DAYS<br>PAST DUE                                    | 120+ DAYS<br>PAST DUE             | UNAPPLIED PAYMENTS        | TOTAL CASH AMT DUE |  |  |
| \$329.54   | \$0.00   | \$271.68            | \$0.00   | \$0.00                            | \$0.00                    | \$601.22           |  |  |
| MITTANCE ADI   | ADDRESS (Include Account# & Invoice# on check)  TO PAY WITH CREDIT CARD PLEASE CALL: |                     | ITTANCE ADDRESS (Include Account# & Invoice# on check) |                                   | TOTAL CREDIT CARD AMT DUE |                    |  |  |
|  |  |                     |  | 1-877-736-7612                    |                           |                    |  |  |
| Daytona Beach News-Journal<br>P.O. Box 630476<br>Cincinnati, OH 45263-0476 |  |                     | To sign up fo  | or E-mailed invoices<br>abgspecia | ents please contact       |                    |  |  |

#### **PROOF OF PUBLICATION**

Stacie Vanderbilt 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 Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024, 03/06/2024

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 03/06/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$664.08

Order No:

9883363

# of Copies:

Customer No:

830528

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## LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE DE PUBLIC HEARINGS TO CONSIDER RETISTTION DE SPECIAL ASSESSMENTE DIBISIDANT DE SECTION 1700.7, FLORIDA STATUTES AND TO DOSIDORS ADOLFING HE ASSESSMENT FORLE PUBLISHOT TO SECTION 197. 2622(A)09, FAORDA STATUTES, BY THE LANDINGS COMMUNITY DEPROPMENT DISTRICTS, AND A HOTHER OF REGILIAR MEETING DE THE LANDINGS COMMUNITY DEPRELIPMENT DESTINCT

The Beard of Supervisors ("Board") of the Landings Community Dereiopment District ("District") will hold public histories or Friday. March 22, 2024, at 1130 are at the fifting dereive his Plant Control from consistent and the second of an assessment off, the firsten of such consistent of an assessment off, the firsten of which lands a chart of the blants, a deciding of an assessment off, the firsten of which lands assessment off the blants of deciding of which lands assessment in the firsten of which lands assessment in the state. The second assessment in the state of the blants in the firsten of the public march of the second and the blants of the firsten of the second assessment in the second assessment in the second assessment in the second of the second of the public march is being monetate bursonnt to Chapters 17, 101 199 and 137. Thirdis Santake. A description of the property the assessment and the amount to be assessed to each place or parted it may be assessed and the amount to be assessed to each place or parted it property the assessment and the amount to be assessed to each place or parted it property in a control of the District Amagine Asset of Governmental Management Services — Cernal Florida, LLC, 219 East Livington Street Chango. Rondo & Hondo & 1-5224 ("District Manager's Office").

The Dastrict is a unit of special-purpose local government responsible for providing intractructure improvements for fands within the Destrict. The Infrastructure improvements benefitting increase the Editor of Infrastructure improvements benefitting increase the Editor of Infrastructure improvements in Infrastructure in Infrastructure in Infrastructure in Editor of Infrastructure in Editor of Infrastructure interpretate infrastructure i

The District intends to impose assessments on the lends within the District in the manner set forth in the District's Masser Adeasonent Methodopy for Dostobrevas Theat, dated February is Lost, and propased by Genemment Management Services – Central Florida. LLC Pussessment Report, which is on the and available during normal business bours at the District Manager & Office.

The purpose of any such assessment is to secure the bonds issued to fund the innovernents, As described in more detail in the Assessment Robort. The Destructs assessments are beind against a borefulled their within the Destruct The Assessment Robort Indentifies maximum assessment almost full case catagory that is currently expected to be assessed. The method of allocating assessments the behavior to reach after a similarity by determined on an equal assessment fare gross scare basis, and will be allocated or an equal assessment fare gross scare basis, and will be allocated or an equal assessment residented unt? ESTIP basis at the method such proporty is plated or subject to a sip plan. Please consult the Assessment Report for a more detailed expedituation of the methodogy.

The annual principal assessment levied against each parcet will be based on repoyment over binty (30) years of the tutal debt aloneath the District expects to collect sufficient reseases to refine no more than \$45,370,000 in debt to be assessed by the District, expects to collection or enforcement, discounts for early payment and inferest. The proposed annual schedule of assessments it as follows:

|                      |        |                        |                |             | Net Annual |                     |
|----------------------|--------|------------------------|----------------|-------------|------------|---------------------|
|                      |        | Allocation of Par      |                | Maximum     |            | Gross Annual Debt   |
|                      | No. of | Debt Per Product       | Total Par Debt | Annual Debt | Ass        | Assessment Per Unit |
| Product Types        |        | Type                   | Per Unit       | Service     |            | Ð                   |
| Single Family 50 23: |        | \$23,135,695           | \$100,155      | \$1,771,672 |            | \$8,159             |
| Single Family 60     |        | \$22,234,305 \$120,185 | \$120,185      | \$1,702,646 | \$9,203    | 59,791              |
| Totals               | 416    | \$45,370,000           |                | \$3,474,319 |            |                     |

(1) Includes collection fees and early payment discounts when collected on the Flagier County tax bill.

The assessments may be propoid in whole at any time, or in some instances in got, or may be paid in not more than thirty. (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Fagler County at or by the faz. Collected, Alternatively, the District may shoose to directly collect and enforce these assessments. All effected property owners have the right to appear at the public headings and the right to file written objections with the Oistrict within twenty (20) days of the publication of this notice.

Asso, on Friday, March 22, 2024, at 11:30 a.m. at the Killon Genden Inn Palm Coast / Town Center, 55 Town Center Bhd., Palm Coast, R. 22164, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

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

If among others to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should escondingly ensure that a verbation record of the proceedings is made, which includes the testinousy and professor upon which such appeals to the based.

Any porson requiring special accommodations at the meeting on headings because of a distallity or objected limpairment should contact the batteric kinages of 1000s (407) 844-15525 th should plan be batteric kinages of 1000s (407) 844-15525 to find set of 1000s and the second of 1000s of 1000s of 1000s of 1000s and 1000s and

George S. Flint

District Managar Governmental Management Services -- Central Florida, LLC



### Landings Community Development District Southwest Tract Boundary

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPENVEORS OF THE LANDINGS COMMUNITY DEPELDANCH TO FOLKLAND SPECIAL ASSESSMENTS, PROFIGH OFFICENS SERVERS, PROFIGH OFFICENS OFFICENS OF THE SEPACE ASSESSMENTS WHOSE COST IS TO BE CERANZO BY THE SPECIAL ASSESSMENTS, PROVIDING THE POPTION OF THE ESTIMATED COST OF THE MANNER IN WHICH SICH SPECIAL ASSESSMENTS, PROVIDING THE MANNER THE WHICH SICH SPECIAL ASSESSMENTS SHALL BE MADE, PROVIDING WHICH THE SECIAL ASSESSMENTS SHALL BE MADE, PROVIDING THE MANNER WHICH THE SPECIAL ASSESSMENTS SHALL BE LANDE, PROVIDING FOR MANNER SUCH PROVIDING THE MANNER WHICH THE SPECIAL ASSESSMENTS SHALL BE PAID, DESIGNATIVE CLARICS, PROVIDING THE PROVIDING THAT MASSESSMENT THAT, NOUTTHEN THE MANNER SECUAL THAT THE MANNER ASSESSMENT SHALL BE PAID, TO SIGNATIVE CLARKS CONTING A MASSESSMENT THAT, THAT THE MANNER ASSESSMENT SHALL THAT THE MASSESSMENT SHALL SHAL

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1990, as coolined in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Casas, Floride in Ordinance No. 2022-17; and WHEREAS, the Board of Supervisors of the Dietric ("Board") hereby determines to undertake, install, plan, establish, construct or recovertuct, calculating evertant, equite, operate, and/or maintain a portion of the public improvements described in the Southwest Teat Capital Improvement Plan, prepared by England-Thins & Milliot, inc., and detod February 1, 2024 as eligible to be functed by the Dietric's Special Assessment Revenue Bones, Series 2024, (electricity, "Improvements"), a copy of which is attached hereto as Exhibit "A" and incorporated hereto by reference (the "Engineer's Report"); and

WHEREAS, It is in the best inferests of the District to pay all or a portion of the cost of the improvements through the levy of special assessments in assessable land pursuant to Chapters 170, 190 and 197, Portida Statules ("Assessments"); and

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

WREBLAS, the District hereby determines that benefits will account to the property improved in the District, the amount of those benefits, and that the Assessment will be made in proportion to the benefits received as set forth in the District. Shealer, Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Florida, LLC, dated Fibruary 16, 2024, attached here as Exhibit\* 5 and incorporated herein pyreteners the "Assessment Methodology Report", and on the at the offices of the District Manager, 219 East Livingston Street, Orlanda, Florida 22801 (the "District Manager's Office"); and

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

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Assessments shall be keried on the assessable land in the District to odray the Estimated Total Cost (tereincities defined) at the Improvements sand societies, all as described more particularly in the Engineer's Report and in the plans and specifications on the in the District Manager's Office.

Section 3. The general boation of the improvements is within and without the boundaries of the District in the City of Thusville in the State of

Saction 4, The total estimated cost of the Improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost").

Section 6. The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated insancing-related costs, including capitalized interest, debt service reserve and contingency related to boats and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the Improvements (the "Estimated Total Cost").

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report.

Section 7. The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or spealally benefited thereby and further designated by the assessment plat hereinaffer provided for:

Section 6. There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the incrovements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Boxface and Boxface and Boxface and Boxface of the period for the sharehold for of the period for the sharehold for collected pursuant to Chapter 197. Rocked Statutes, provided, however, that in the event the uniform non-ad-valven assessment method of collecting the Assessments is not aveilable but the Statute, provided, however, that in the event the uniform non-ad-valven assessment method of collecting the Assessments as so charehold by the and the Assessments had be collected in such marver as required or permitted by the trust indentures relating to be District Section Assessment Remains and the Assessments are such that indentures relating to be District Section Assessment Remains and the Assessments are such that indentures are advantaged or permitted by the trust indentures relating the District Section Assessments and the Assessments are such as the Assessments and the Assessments are as a contract of the District Section Assessment and the Assessments and the Assessme

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the Assessment Methocology Report, which shows the late and lands essessed, the amount of benefit to and the Assessment against each but or parted of land and the number of amount installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessment.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other parons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the maiding of the improvementa, the cost thereof, the mainer of payment thereof, or the amount thereof to be assessed against each property as improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170,05, Fordia Statutes within Brevard County, Flordia, and to provide such other notice as may be required by law or desired in the best internals of the District.

Section 13. This Resolution shall become effective immediately upon its passage. PASSED AND ADOPTED this 18° day of February 2024.



| ACCC                  | OUNT NAME                          | ACCOUNT #    | PAGE#   |
|-----------------------|------------------------------------|--------------|---------|
| Lan                   | dings CDD                          | 830528       | 1 of 1  |
| INVOICE #             | BILLING PERIOD                     | PAYMENT DU   | E DATE  |
| 0006339633            | Mar 1- Mar 31, 2024                | April 20, 20 | 024     |
| PREPAY<br>(Memo Info) | UNAPPLIED<br>(included in amt due) | TOTAL CASH A | MT DUE* |
| \$0.00                | \$0.00                             | \$664.08     | 3       |

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

ՍիժիկոդնոնցիցեՄիլիվի|||Մոցն||Միումիլի|<sub>|</sub>|ինո

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All funds payable in US dollars.

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**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    |
|----------|---------------------|-----------|
| 3/1/24   | Balance Forward     | \$601.22  |
| 3/13/24  | PAYMENT - THANK YOU | -\$271.68 |
| Legal Ad | vertising:          |           |

| Date range      | Product                 | Order Number | Description                  | PO Number | Runs | Ad Size       | Net Amount |
|-----------------|-------------------------|--------------|------------------------------|-----------|------|---------------|------------|
| <b>√</b> 3/6/24 | DTB Flagler/ Palm Coast | 9883363      | Notice of Special Assessment |           | 1    | 6.0000 x 9.95 | \$334.54   |
|                 | News Tribune            |              | Meeting                      |           |      | in            |            |



APR 1 5 2024

GMS-CF, 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 \$664.08
Service Fee 3.99% \$26.50
\*Cash/Check/ACH Discount -\$26.50
\*Payment Amount by Cash/Check/ACH \$664.08
Payment Amount by Credit Card \$690.58

| ACCOU   | NT NAME             | ACCOUNT   | NUMBER  | INVOICE               | NUMBER             | AMOUNT PAID        |
|---|---------------------|---|---|-----------------------|--------------------|--------------------|
| Landir  | gs CDD              | 830   | 528   | 00063                 | 39633              |                    |
| CURRENT   | 30 DAYS<br>PAST DUE | 60 DAYS<br>PAST DUE                                 | 90 DAYS<br>PAST DUE   | 120+ DAYS<br>PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE |
| \$334.54 \$329.54 \$0.00  REMITTANCE ADDRESS (Include Account# & Invoice# on check) |                     | \$0.00 \$0.00                                       |   | \$0.00                | \$664.08           |                    |
|   |                     | TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612 |   |                       | TOTAL CREDIT CARD  |                    |
|   |                     |   |   |                       | \$690.58           |                    |
|   |                     |   | To sign up for E-mailed invoices and online payments abgspecial@gannett.com |                       |                    | \$690.58           |

#### PROOF OF PUBLICATION

Stacie Vanderbilt 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 Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024, 03/06/2024

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 03/06/2024

Keegan il unan

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$664.08

Order No:

Legal Clerk

9883363 830528

# of Copies:

Customer No:

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PIBLIO, FEARMIGS TO CONSIDER IMPOSTITION OF SPECIAL ASSESSMENTS PUBSIGMAT TO SECTION YTOUR, ROBIND, STATUTES, AND TO CONSIDER ADDITIONED, RESIDENCE, AND THE OWNERS ADDITIONED, REPUBLICATION OF ASSESSMENT FIOLE PUBBLICATION 197-35724(A)69, FORMED STATUTES, BY THE LANDINGS COMMUNITY DEPELLARMENT DEPELLARMENT OF REPUBLICATION AND AND THE OF RECEIVED FOR THE LANDINGS COMMUNITY DEPELLARMENT OF THE LANDINGS COMMUNITY DEPLICATION OF THE LANDINGS COMMUNITY OF THE LANDINGS COMMUNITY DEPLICATION OF THE LANDINGS COMMUNITY OF THE LANDINGS COMMUNITY

depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved as operationable objectives southers that objective fractionable operated below and more performed because the largest southers that objective southers that objective the Company 1, 2005, prepared by England-Thins & Milliot, the, ("Improvement Pebr"), The public hands is being conducted pursuant to Origidate. Pebruary 1, 2005, prepared by England-Thins & Milliot, the, ("Improvement Pebr"), The public hands is being conducted pursuant to Origidate 110, 190 and 1917. Advice Statutes. A description of the property to be assessed and the amount to be assessed to each piece or percel for property. The Board of Supervisors ("Board") of the Landings Community Deve tophietic District, "District") will hold public hearings on Friday, March 22, 2024, at 11:39 a.m. at the Hilton Garden lan Painn Coast I Town Center, 55 Town Center Blvd., Painn Coast, P. 22:189, to consider may be ascentained at the office of the District Manager located at Governmental Management Services -- Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ptr. (407), 841-5524 ("District Manager's Office"). adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Disoricr,

Dishict. The infrastructure improvements benefitting the lands within the District ("Improvements") are currently expected to include, but are not an infract to offsite bansportation improvements, lift stations, potable water, rectalmed water, sanitary sewer, hardscape, landscape, imfastions, ferroing, The Destrict is a unit of special-purpose local government responsible for providing intrastructure improvements for lands within the the Improvement Plan, on file and available during normal business hours at the District Managor's Office. According to the Improvement Plan, the signage, stormwater management facilities, drainage collection system, flood control, and other improvements, alf as more specifically described in estimated cost of the Improvements to be benefitting the District is \$34,585,906. The District intends to impase assessments on the lands within the District in the marner set forth in the District's Master Assessment Methodology for the Southwest Tract, dated Pebnarary 16, 2024, and prepared by Government Management Services – Central Florida, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

Assessment floord, the District's assessments will be binde against all beenfilled brids within the to bishtic. The Assessment report identifies maximum assessment amounts for each land use category that is cumbibly operated to be assessed. The method of allicating assessments for the improvements to all under by the District will initiatly be determined or an equal assessment to grow attrabless, and will be aboved to The purpose of any such assessment is to secure the bonds issued to fund the improvements. As described in more detail in the equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology. The annual principles reseasment levied against each parcet will be beset on reporent over bring (30) years of the tutal deat allocated to each parcet. The District expects to coblest matificient revenues to rether or more than \$45,370,000 is doly to be assessed by the District exclosive or to collection or expectantly discounts for early paramet and interest. The proposed arrust schedule of assessments and the service or collection or expectantly discounts for early paramet and interest. The proposed arrust schedule of assessments and the service or collection or expectant and arrust schedule of assessments.

|                      |         |                                 |           |             | Net Annual |                     |
|----------------------|---------|---------------------------------|-----------|-------------|------------|---------------------|
|                      |         | Allocation of Par               |           | Maximum     | Debt       | Gross Annual Debt   |
|                      | No. of  | Debt Per Product Total Par Debt |           | Annual Debt | Assessment | Assessment Per Unit |
| troduct Types        | Units * | Type                            |           | Service     | Per Unit   | (1)                 |
| Single Family 50 231 | 231     | \$23,135,695                    | \$100,155 | \$1,771,672 | \$7,670    | \$8,159             |
| ingle Family 60      | 185     | 522,234,305                     | \$120,185 | \$1,702,646 | \$9,203    | \$9,791             |
| Totals               | 416     | \$45,370,000                    |           | \$3,474,319 |            |                     |

(1) includes callection fees and early payment discounts when collected on the Ragter County fax bill.

The assessments may be propaid in whole at any time, or in some instances in part, or may be paid in not more than titing (30) annual inspliments subsequent to the discussion of other to finance the improvements. These aroute issessements will be collected on the Proper County ser of the Tag. County services and the Tag. County services are of the Tag. C publication of this notice.

Also, on Friday, March 22, 2024, at 11:30 a.m. at the Hilton Garden Inn Palm Coast / Town Center, 55 Town Center Blvd, Palm Coast, FL 32164, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Horida law (or velopment districts. The Board meeting and/or the public hearings may be condinued in progress to a cardain date, time and location velopment districts. community development districts. The Board meeti to be announced at such meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager of Discussion 2014-15525 th Head St Discussion to the meeting, if you are hearing to speech impaired, please contact the Porrola Relay Service and 1-800-955-957 for and in multi-should the District office.

George S. Flint

Governmental Management Services - Central Florida, LLC



Landings Community Development District Southwest Tract Boundary

RESOLUTION 2024-02

NATURE AND ESTIMATED COST DF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A the improvements to be deprayed by the special assessments; providing the MANNES IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION special assessments shall be paid; designating lands upon which the special PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION. 뿓 BOARD OF SUPERVISORS OF

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as coolified in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Coast, Florida in Ordinance No. 2022-17; and WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the Southwest Tract Capital Improvement Plan, prepared by England-Thims & Miller, Inc. and dated February 1, 2024 as eligible to be funded by the District's Specials Assessment Revenue Bonds, Series 2024 (collectively, "Improvements"), a copy of which is attached herelo as Exhibit "A" and incorporate herein by reterence (the "Engineer's Report"); and WHEREAS, it is in the best interests of the District to pay all or a portion of the cost of the Improvements through the levy of special assessments on assessable land pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

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

WHEREAS, the District hereby determines that benefits will accure to the property improved in the District, the amount of those

benefits, and that the Assessment will be made in proportion to the benefits encired as set forth in the District's Master Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Flunda, LLC, dated February 16, 2024, attached Tereto as Exhibit "B" and incorporated havein by reference (the "Assessment Methodology Report"), and on tile at the offices of the District Manager, 219 East Uningston Street, Orlanda, Florida 32801 (the "District Manager's Office"); and

now, therefore, be it resolved by the board of supervisors of the Landings Community development in the District.

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

DISTRICT

The foregoing recitals are hereby incorporated as findings of fact of the Board. Section 1.

of the Improvements. The nature of the Improvements generally consists of a system of public infrastructure, Improvements and facilities, all as The Assessments shall be levied on the assessable land in the District to defray the Estimated Total Cost (hereinather defined) described more perticularly in the Engineer's Report and in the plans and specifications on file in the District Manager's Office. The general location of the Improvements is within and without the boundaries of the District in the City of Titusville in the State of Section 3.

The total estimated cost of the improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost"). Section 4 Flortda.

The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated financing-related costs, incliding capitalized interest, doth service reserve and contingency related to bonds and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the incrovements (the "Estimated Total Cost"). Section 5

The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report. Section 6.

The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for. Section 7.

There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public. Section 6.

law then in effect. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Commending with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Bonds, the Assessments shall be paid in not more than thirty (30) annual installments or the maximum period of time permitted by is not available to the District in any year, or if determined by the Board to be in the best interest of the District, the Assessments may be collected Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments as is otherwise permitted by law and the Assessments shall be collected in such manner as required or permitted by the trust indeattures relating to the District's Special Assessment Revenue Bonds, Series 2024. The District Manager has caused to be made a preliminary assessment roll, in appordance with the Assessment Methodology Report, which shows the lats and bands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessmen Section 18. 宦

The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessmants or the making of the Improvementa, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved. Section 11.

The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170,05, Forida Statutes within Brayard County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District, Section 12,

This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 16" day of February 2024.

Paid 4/9

### Attendance Confirmation for BOARD OF SUPERVISORS

| District Name:      | Landings CDD   |  |
|---------------------|----------------|--|
| Board Meeting Date: | March 22, 2024 |  |

|   | Name            | In Attendance<br>Please √ | Fee Involved<br>Yes / No |
|---|-----------------|---------------------------|--------------------------|
| 1 | Jeffrey Douglas | /                         | Yes (\$200)              |
| 2 | William Fife    | /(ph.s.)                  | No (\$0)                 |
| 3 | Walker Douglas  |                           | No (\$0)                 |
| 4 | Toby Tobin      | ~                         | 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

3 22 24 Date

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

## Attendance Confirmation for BOARD OF SUPERVISORS

| District Name:      | Landings CDD   |
|---------------------|----------------|
|                     |                |
| Board Meeting Date: | April 19, 2024 |

|   | Name            | In Attendance<br>Please √ | Fee Involved<br>Yes / No |
|---|-----------------|---------------------------|--------------------------|
| 1 | Jeffrey Douglas | V                         | Yes (\$200)              |
| 2 | William Fife    | V Phas                    | No (\$0)                 |
| 3 | Walker Douglas  | V                         | No (\$0)                 |
| 4 | Toby Tobin      |                           | 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

9/(9/)4 Date

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



#### Landings

#### **Community Development District**

Bill to:

KL Seminole Trace, LLC 105 NE. 1st Street Delray Beach, FL 33444 Funding Request #16B April 29, 2024

|   | Payee  | General Fund<br>FY2024 | Capital Proje<br>FY202 |
|---|--|------------------------|------------------------|
|   | rayee  | F12024                 | F1202                  |
| 1 | GMS-Central Florida, LLC                               |                        |                        |
|   | Invoice # 19- Management Fees - February 2024          | \$<br>1,302.91         |                        |
|   | Invoice # 20- Management Fees - March 2024             | \$<br>1,263.07         |                        |
|   | Invoice # 21- Management Fees - April 2024             | \$<br>1,602.48         |                        |
| 2 | Chiumento Law, PLLC                                    |                        |                        |
|   | Invoice # 18922 General Counsel - February 2024        | \$<br>174.69           |                        |
|   | Invoice # 19197 General Counsel - March 2024           | \$<br>305.70           |                        |
| 3 | LocaliQ  |                        |                        |
|   | Invoice # 0006273956 - Legal Advertising February 2024 | \$<br>114.22           |                        |
|   | Invoice # 0006339633 - Legal Advertising March 2024    | \$<br>115.95           |                        |
| 4 | Supervisor Fees - 03/22/24 Meeting                     |                        |                        |
|   | Jeffrey Douglas  | \$<br>69.32            |                        |
|   | Toby Tobin   | \$<br>69.32            |                        |
|   | Greg Eckley  | \$<br>69.32            |                        |
|   | Supervisor Fees - 04/19/24 Meeting                     |                        |                        |
|   | Jeffrey Douglas  | \$<br>69.32            |                        |
|   | Toby Tobin   | \$<br>69.32            |                        |
|   | Greg Eckley  | \$<br>69.32            |                        |
|   |  | \$<br>5,294.95         | \$<br>                 |
|   |  |                        |                        |
|   | Total:   |                        | \$<br>5,294.9          |

Please make check payable to:

#### Landings

 ${\bf Community \, Development \, District}$ 

6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

#### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

#### **Invoice**

Invoice #: 19

Invoice Date: 2/1/24

**Due Date:** 2/1/24

Case: P.O. Number:

#### Bill To:

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

| Description  | Hours/Qty | Rate     | Amount   |
|--|-----------|----------|----------|
| Management Fees - February 2024  |           | 3,333.33 | 3,333.33 |
| Website Administration - February 2024<br>Information Technology - February 2024 |           | 100.00   | 100.00   |
| Information Technology - February 2024   |           | 150.00   | 150.00   |
| Office Supplies  |           | 0.42     | 0.42     |
| Postage  |           | 175.37   | 175.37   |
|  |           |          |          |

| Total            | \$3,759.12 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$3,759.12 |

#### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

#### **Invoice**

Invoice #: 20 Invoice Date: 3/1/24

**Due Date:** 3/1/24

Case: P.O. Number:

Bill To:

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

| Description                         | Hours/Qty                     | Rate     | Amount   |
|-------------------------------------|-------------------------------|----------|----------|
| Management Fees - March 2024        |                               | 3,333.33 | 3,333.33 |
| Website Administration - March 2024 | HARLES AND THE REAL PROPERTY. | 100.00   | 100.00   |
| Information Technology - March 2024 |                               | 150.00   | 150.00   |
| Office Supplies                     | STATE OF THE RESERVE          | 0.30     | 0.30     |
| Postage                             |                               | 20.80    | 20.80    |
| Copies                              |                               | 39.75    | 39.75    |
|                                     |                               |          |          |
|                                     |                               |          |          |
|                                     |                               |          |          |
|                                     |                               |          |          |
|                                     |                               |          |          |

| Total            | \$3,644.18 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$3,644.18 |

#### **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

#### **Invoice**

Invoice #: 21

Invoice Date: 4/1/24

Due Date: 4/1/24

Case:

P.O. Number:

#### Bill To:

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

| Hours/Qty | Rate      | Amount   |
|-----------|-----------|--|
|           | 3,333.33  | 3,333.33   |
|           | 100.00    | 100.00   |
|           | 150.00    | 150.00   |
| *         | 20.06     | 20.06  |
|           | 165.05    | 165.05   |
|           | 855.00    | 855.00   |
|           |           |  |
|           |           |  |
|           |           |  |
|           |           |  |
|           |           |  |
|           | Hours/Qty | Hours/Qty Rate  3,333.33 100.00 150.00 20.06 165.05 855.00 |

| Total            | \$4,623.44 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$4,623.44 |

#### 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-General Representation 220573

#### **INVOICE**

To February 29, 2024

Invoice Date March 14, 2024

Invoice Number 18922

Due Date Due Upon Receipt

| <b>Account Summary</b> |            |
|------------------------|------------|
| Previous Balance       | \$1,111.50 |
| Payments Received      | \$0.00     |
| Outstanding Balance    | \$1,111.50 |
| Current Invoice        | \$504.00   |
| Total Due              | \$1,615.50 |
| Pay Online             | 同級祭间       |

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



https://firmcentral.westlaw.com/pay/623MWVB

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

#### **Fee Detail**

| Date      |    | Description   |           | Hours | Rate        | Total    |
|-----------|----|---|-----------|-------|-------------|----------|
| 2/16/2024 | MC | Prepared for and attended Board of Supervisors Meeting. |           | 1.20  | \$420.00/hr | \$504.00 |
|           |    | Hou   | ırs Total | 1.20  | Fee Total   | \$504.00 |

#### **Expense Detail**

| Date             | Description                    | Quantity | Rate           | Total  |
|------------------|--------------------------------|----------|----------------|--------|
| No expenses have | been charged for this invoice. |          |                |        |
|                  |                                |          | Expenses Total | \$0.00 |

| Fees<br>Expense                 | \$504.00<br>\$0.00            |
|---------------------------------|-------------------------------|
| Current Due Outstanding Balance | <b>\$504.00</b><br>\$1,111.50 |
| Total Due                       | \$1,615.50                    |

| Timekeeper            | Hours            |
|-----------------------|------------------|
| Michael Chiumento III | 1.20             |
|                       | Total Hours 1.20 |

#### 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-General Representation 220573

#### **INVOICE**

To March 31, 2024

Invoice Date April 16, 2024

Invoice Number 19197

Due Date Due Upon Receipt

| Pay Online          | ET OFFICE A |
|---------------------|-------------|
| <b>Total Due</b>    | \$2,497.50  |
| Current Invoice     | \$882.00    |
| Outstanding Balance | \$1,615.50  |
| Payments Received   | \$0.00      |
| Previous Balance    | \$1,615.50  |
| Account Summary     |             |

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



https://firmcentral.westlaw.com/pay/973RQDX

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

\$0.00

#### **Fee Detail**

| Date      |     | Description   | Hours | Rate        | Total    |
|-----------|-----|---|-------|-------------|----------|
| 3/13/2024 | MC  | Received and reviewed correspondence<br>from developer council Metcalf regarding<br>developer opinion letter; Reviewed status of<br>bond documents        | 0.60  | \$420.00/hr | \$252.00 |
| 3/22/2024 | VLS | Prepared for and attended March Board of Supervisors meeting.   | 1.50  | \$350.00/hr | \$525.00 |
| 3/28/2024 | VLS | Received request from District Manager for exact date of District expansion; Researched response to request; Responded to District Manager with findings. | 0.30  | \$350.00/hr | \$105.00 |
|           |     | Hours Total   | 2.40  | Fee Total   | \$882.00 |

#### **Expense Detail**

| Date          | Description                        | Quantity | Rate | Total |
|---------------|------------------------------------|----------|------|-------|
| No expenses h | ave been charged for this invoice. |          |      |       |

 Fees
 \$882.00

 Expense
 \$0.00

 Current Due
 \$882.00

 Outstanding Balance
 \$1,615.50

 Total Due
 \$2,497.50

**Expenses Total** 

| Timekeeper            |             | Hours |
|-----------------------|-------------|-------|
| Michael Chiumento III |             | 0.60  |
| Vincent Sullivan      |             | 1.80  |
|                       | Total Hours | 2.40  |



| ACCOU                 | NT NAME                         | ACCOUNT #    | PAGE#   |
|-----------------------|---------------------------------|--------------|---------|
| Landir                | ngs CDD                         | 830528       | 1 of 1  |
| INVOICE#              | BILLING PERIOD                  | PAYMENT DU   | DATE    |
| 0006273956            | Feb 1- Feb 29, 2024             | March 20, 2  | 024     |
| PREPAY<br>(Memo Info) | UNAPPLIED (included in amt due) | TOTAL CASH A | MT DUE* |
| \$0.00                | \$0.00                          | \$601.22     |         |

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

#### ||իսին||սիդիկիկիկիկիկիկիկիկիկիկիկիկիկիկի

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

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| 2/1/24 | Bala       | ance Forward                            |              |                              |                                       |      |               | \$271.68   |
| Legal  | Advertisin | g:                                      |              |                              |                                       |      |               |            |
|        | Date range | Product                                 | Order Number | Description                  | PO Number                             | Runs | Ad Size       | Net Amount |
|        |            | DTB Flagler/ Palm Coast<br>News Tribune | 9883363      | Notice of Special Assessment | · · · · · · · · · · · · · · · · · · · | 1    | 6.0000 x 9.95 | \$329.54   |

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GMS-CF, LLC

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Total Cash Amount Due \$601.22 Service Fee 3.99% \$23.99 \*Cash/Check/ACH Discount -\$23.99 \*Payment Amount by Cash/Check/ACH \$601.22 Payment Amount by Credit Card \$625.21

| ACCOU          | NT NAME   | ACCOUNT                | NUMBER              | INVOICE               | NUMBER                           | AMOUNT PAID               |  |
|----------------|---|------------------------|---------------------|-----------------------|----------------------------------|---------------------------|--|
| Landin         | gs CDD  | 830                    | 528                 | 00062                 | 273956                           |                           |  |
| CURRENT<br>DUE | 30 DAYS<br>PAST DUE                                       | 60 DAYS<br>PAST DUE    | 90 DAYS<br>PAST DUE | 120+ DAYS<br>PAST DUE | UNAPPLIED PAYMENTS               | TOTAL CASH AMT DUE        |  |
| \$329.54       | \$0.00  | \$271.68               | \$0.00              | \$0.00                | \$0.00                           | \$601.22                  |  |
| MITTANCE ADI   | ORESS (Include Account                                    | # & Invoice# on check) | TO PAY WIT          | H CREDIT CARD PL      | EASE CALL:                       | TOTAL CREDIT CARD AMT DUE |  |
|                |   |                        |                     | 1-877-736-7612        |                                  | \$625.21                  |  |
| •              | ona Beach News-J<br>P.O. Box 630476<br>cinnati, OH 45263- |                        | To sign up fo       |                       | and online paym<br>l@gannett.com | ents please contact       |  |

#### **PROOF OF PUBLICATION**

Stacie Vanderbilt 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 Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024, 03/06/2024

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 03/06/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$664.08

Order No:

9883363

# of Copies:

Customer No:

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PQ#:

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KAITLYN FELTY Notary Public State of Wisconsin

## LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE DE PUBLIC HEARINGS TO CONSIDER RETISTTION DE SPECIAL ASSESSMENTE DIBISIDANT DE SECTION 1700.7, FLORIDA STATUTES AND TO DOSIDORS ADOLFING HE ASSESSMENT FORLE PUBLISHET TO SECTION 197. 2622(A)09, FAORDA STATUTES, BY THE LANDINGS COMMUNITY DEPROPMENT DISTRICTS, AND A HOTHER OF REGILIAR MEETING DE THE LANDINGS COMMUNITY DEPRELIPMENT DESTINCT

The Beard of Supervisors ("Board") of the Landings Community Dereiopment District ("District") will hold public histories or Friday. March 22, 2024, at 1130 are at the fifting dereive his Plant Control from consistent and the second of an assessment off, the firsten of such consistent of an assessment off, the firsten of which lands a chart of the blants, a deciding of an assessment off, the firsten of which lands assessment off the blants of deciding of which lands assessment in the firsten of which lands assessment in the state. The second assessment in the state of the blants in the firsten of the public march of the second and the blants of the firsten of the second assessment in the second assessment in the second assessment in the second of the second of the public march is being monetate bursonnt to Chapters 17, 101 199 and 137. Thirdis Santake. A description of the property the assessment and the amount to be assessed to each place or parted it may be assessed and the amount to be assessed to each place or parted it property the assessment and the amount to be assessed to each place or parted it property in a control of the District Amagine Asset of Governmental Management Services — Cernal Florida, LLC, 219 East Livington Street Chango. Rondo & Hondo & 1-5224 ("District Manager's Office").

The Dastrict is a unit of special-purpose local government responsible for providing intractructure improvements for fands within the Destrict. The Infrastructure improvements benefitting increase the Editor of Infrastructure improvements benefitting increase the Editor of Infrastructure improvements in Infrastructure in Infrastructure in Infrastructure in Editor of Infrastructure in Editor of Infrastructure interpretate infrastructure i

The District intends to impose assessments on the lends within the District in the manner set forth in the District's Masser Adeasonent Methodopy for Dostobrevas Theat, dated February is Lost, and propased by Genemment Management Services – Central Florida. LLC Pussessment Report, which is on the and available during normal business bours at the District Manager & Office.

The purpose of any such assessment is to secure the bonds issued to fund the innovernents, As described in more detail in the Assessment Robort. The Destructs assessments are beind against a borefulled their within the Destruct The Assessment Robort Indentifies maximum assessment almost full case catagory that is currently expected to be assessed. The method of allocating assessments the behavior to reach after a similarity by determined on an equal assessment fare gross scare basis, and will be allocated or an equal assessment fare gross scare basis, and will be allocated or an equal assessment residented unt? ESTIP basis at the method such proporty is plated or subject to a sip plan. Please consult the Assessment Report for a more detailed expedituation of the methodogy.

The annual principal assessment levied against each parcet will be based on repoyment over binty (30) years of the tutal debt aloneath the District expects to collect sufficient reseases to refine no more than \$45,370,000 in debt to be assessed by the District, expects to collection or enforcement, discounts for early payment and inferest. The proposed annual schedule of assessments it as follows:

|                      |        |                        |                |             | Net Annual |                     |
|----------------------|--------|------------------------|----------------|-------------|------------|---------------------|
|                      |        | Allocation of Par      |                | Maximum     |            | Gross Annual Debt   |
|                      | No. of | Debt Per Product       | Total Par Debt | Annual Debt | Ass        | Assessment Per Unit |
| Product Types        |        | Type                   | Per Unit       | Service     |            | Ð                   |
| Single Family 50 23: |        | \$23,135,695           | \$100,155      | \$1,771,672 |            | \$8,159             |
| Single Family 60     |        | \$22,234,305 \$120,185 | \$120,185      | \$1,702,646 | \$9,203    | 59,791              |
| Totals               | 416    | \$45,370,000           |                | \$3,474,319 |            |                     |

(1) Includes collection fees and early payment discounts when collected on the Flagier County tax bill.

The assessments may be propoid in whole at any time, or in some instances in got, or may be paid in not more than thirty. (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Fagler County at or by the faz. Collected, Alternatively, the District may shoose to directly collect and enforce these assessments. All effected property owners have the right to appear at the public headings and the right to file written objections with the Oistrict within twenty (20) days of the publication of this notice.

Asso, on Friday, March 22, 2024, at 11:30 a.m. at the Killon Genden Inn Palm Coast / Town Center, 55 Town Center Bhd., Palm Coast, R. 22164, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

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

If among others to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should escondingly ensure that a verbation record of the proceedings is made, which includes the testinousy and professor upon which such appeals to the based.

Any porson requiring special accommodations at the meeting on headings because of a distallity or objected limpairment should contact the batteric kinages of 1000s (407) 844-15525 th should plan be batteric kinages of 1000s (407) 844-15525 to find set of 1000s and the second of 1000s of 1000s of 1000s of 1000s and 1000s and

George S. Flint

District Managar Governmental Management Services -- Central Florida, LLC



### Landings Community Development District Southwest Tract Boundary

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPENVEORS OF THE LANDINGS COMMUNITY DEPELDANCH TO FOLKLAND SPECIAL ASSESSMENTS, PROFIGH OFFICENS SERVERS, PROFIGH OFFICENS OFFICENS OF THE SEPACE ASSESSMENTS WHOSE COST IS TO BE CERANZO BY THE SPECIAL ASSESSMENTS, PROVIDING THE POPTION OF THE ESTIMATED COST OF THE MANNER IN WHICH SICH SPECIAL ASSESSMENTS, PROVIDING THE MANNER THE WHICH SICH SPECIAL ASSESSMENTS SHALL BE MADE, PROVIDING WHICH THE SECIAL ASSESSMENTS SHALL BE MADE, PROVIDING THE MANNER WHICH THE SPECIAL ASSESSMENTS SHALL BE LANDE, PROVIDING FOR MANNER SUCH PROVIDING THE MANNER WHICH THE SPECIAL ASSESSMENTS SHALL BE PAID, DESIGNATIVE CLARICS, PROVIDING THE PROVIDING THAT MASSESSMENT THAT, NOUTTHEN THE MANNER SECUAL THAT THE MANNER ASSESSMENT SHALL BE PAID, TO SIGNATIVE CLARKS CONTING A MASSESSMENT THAT, THAT THE MANNER ASSESSMENT SHALL THAT THE MASSESSMENT SHALL SHAL

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1990, as coolined in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Casas, Floride in Ordinance No. 2022-17; and WHEREAS, the Board of Supervisors of the Dietric ("Board") hereby determines to undertake, install, plan, establish, construct or recovertuct, calculating evertant, equite, operate, and/or maintain a portion of the public improvements described in the Southwest Teat Capital Improvement Plan, prepared by England-Thins & Milliot, inc., and detod February 1, 2024 as eligible to be functed by the Dietric's Special Assessment Revenue Bones, Series 2024, (electricity, "Improvements"), a copy of which is attached hereto as Exhibit "A" and incorporated hereto by reference (the "Engineer's Report"); and

WHEREAS, It is in the best inferests of the District to pay all or a portion of the cost of the improvements through the levy of special assessments in assessable land pursuant to Chapters 170, 190 and 197, Portida Statules ("Assessments"); and

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

WREBLAS, the District hereby determines that benefits will account to the property improved in the District, the amount of those benefits, and that the Assessment will be made in proportion to the benefits received as set forth in the District. Shealer, Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Florida, LLC, dated Fibruary 16, 2024, attached here as Exhibit\* 5 and incorporated herein pyreteners the "Assessment Methodology Report", and on the at the offices of the District Manager, 219 East Livingston Street, Orlanda, Florida 22801 (the "District Manager's Office"); and

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

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Assessments shall be keried on the assessable land in the District to odray the Estimated Total Cost (tereincities defined) at the Improvements sand societies, all as described more particularly in the Engineer's Report and in the plans and specifications on the in the District Manager's Office.

Section 3. The general boation of the improvements is within and without the boundaries of the District in the City of Thusville in the State of

Saction 4, The total estimated cost of the Improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost").

Section 6. The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated insancing-related costs, including capitalized interest, debt service reserve and contingency related to boats and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the Improvements (the "Estimated Total Cost").

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report.

Section 7. The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or spealally benefited thereby and further designated by the assessment plat hereinaffer provided for:

Section 6. There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the incrovements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Boxface and Boxface and Boxface and Boxface of the period for the sharehold for of the period for the sharehold for collected pursuant to Chapter 197. Rocked Statutes, provided, however, that in the event the uniform non-ad-valven assessment method of collecting the Assessments is not aveilable but the Statute, provided, however, that in the event the uniform non-ad-valven assessment method of collecting the Assessments as so charehold by the and the Assessments had be collected in such marver as required or permitted by the trust indentures relating to be District Section Assessment Remains and the Assessments are such that indentures relating to be District Section Assessment Remains and the Assessments are such that indentures are advantaged or permitted by the trust indentures relating the District Section Assessments and the Assessments are such as the Assessments and the Assessments are as a contract of the District Section Assessment and the Assessments and the Assessme

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the Assessment Methocology Report, which shows the late and lands essessed, the amount of benefit to and the Assessment against each but or parted of land and the number of amount installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessment.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other parons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the maiding of the improvementa, the cost thereof, the mainer of payment thereof, or the amount thereof to be assessed against each property as improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170,05, Fordia Statutes within Brevard County, Flordia, and to provide such other notice as may be required by law or desired in the best internals of the District.

Section 13. This Resolution shall become effective immediately upon its passage. PASSED AND ADOPTED this 18° day of February 2024.



| ACCC                  | OUNT NAME                          | ACCOUNT #    | PAGE#   |
|-----------------------|------------------------------------|--------------|---------|
| Lan                   | dings CDD                          | 830528       | 1 of 1  |
| INVOICE #             | BILLING PERIOD                     | PAYMENT DU   | E DATE  |
| 0006339633            | Mar 1- Mar 31, 2024                | April 20, 20 | 024     |
| PREPAY<br>(Memo Info) | UNAPPLIED<br>(included in amt due) | TOTAL CASH A | MT DUE* |
| \$0.00                | \$0.00                             | \$664.08     | 3       |

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

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| Date     | Description         | Amount    |
|----------|---------------------|-----------|
| 3/1/24   | Balance Forward     | \$601.22  |
| 3/13/24  | PAYMENT - THANK YOU | -\$271.68 |
| Legal Ad | vertising:          |           |

| Date range      | Product                 | Order Number | Description                  | PO Number | Runs | Ad Size       | Net Amount |
|-----------------|-------------------------|--------------|------------------------------|-----------|------|---------------|------------|
| <b>√</b> 3/6/24 | DTB Flagler/ Palm Coast | 9883363      | Notice of Special Assessment |           | 1    | 6.0000 x 9.95 | \$334.54   |
|                 | News Tribune            |              | Meeting                      |           |      | in            |            |



APR 1 5 2024

GMS-CF, 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 \$664.08
Service Fee 3.99% \$26.50
\*Cash/Check/ACH Discount -\$26.50
\*Payment Amount by Cash/Check/ACH \$664.08
Payment Amount by Credit Card \$690.58

| ACCOU  | NT NAME                 | ACCOUNT                | NUMBER              | INVOICE               | NUMBER             | AMOUNT PAID               |  |
|--|-------------------------|------------------------|---------------------|-----------------------|--------------------|---------------------------|--|
| Landings CDD   |                         | 830                    | 528                 | 00063                 | 39633              |                           |  |
| CURRENT  | 30 DAYS<br>PAST DUE     | 60 DAYS<br>PAST DUE    | 90 DAYS<br>PAST DUE | 120+ DAYS<br>PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE        |  |
| \$334.54   | \$329.54                | \$0.00                 | \$0.00              | \$0.00                | \$0.00             | \$664.08                  |  |
| MITTANCE ADI   | ORESS (Include Accounts | # & Invoice# on check) | TO PAY WIT          | H CREDIT CARD PL      | EASE CALL:         | TOTAL CREDIT CARD AMT DUE |  |
|  |                         |                        |                     | 1-877-736-7612        |                    | \$690.58                  |  |
| Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476 |                         |                        |                     |                       |                    |                           |  |

#### PROOF OF PUBLICATION

Stacie Vanderbilt 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 Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024, 03/06/2024

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 03/06/2024

Keegan il unan

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

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Order No:

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KAITLYN FELTY Notary Public State of Wisconsin

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PIBLIO, FEARMIGS TO CONSIDER IMPOSTITION OF SPECIAL ASSESSMENTS PUBSIGMAT TO SECTION YTOUR, ROBIND, STATUTES, AND TO CONSIDER ADDITIONED, RESIDENCE, AND THE OWNERS ADDITIONED, REPUBLICATION OF ASSESSMENT FIOLE PUBBLICATION 197-35724(A)69, FORMED STATUTES, BY THE LANDINGS COMMUNITY DEPELLARMENT DEPELLARMENT OF REPUBLICATION AND AND THE OF RECEIVED FOR THE LANDINGS COMMUNITY DEPELLARMENT OF THE LANDINGS COMMUNITY DEPLICATION OF THE LANDINGS COMMUNITY OF THE LANDINGS COMMUNITY DEPLICATION OF THE LANDINGS COMMUNITY OF THE LANDINGS COMMUNITY

depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved as operationable objectives southers that objective fractionable operated below and more performed because the largest southers that objective southers that objective the Company 1, 2005, prepared by England-Thins & Milliot, the, ("Improvement Pebr"), The public hands is being conducted pursuant to Origidate. Pebruary 1, 2005, prepared by England-Thins & Milliot, the, ("Improvement Pebr"), The public hands is being conducted pursuant to Origidate 110, 190 and 1917. Advice Statutes. A description of the property to be assessed and the amount to be assessed to each piece or percel for property. The Board of Supervisors ("Board") of the Landings Community Deve tophietic District, "District") will hold public hearings on Friday, March 22, 2024, at 11:39 a.m. at the Hilton Garden lan Painn Coast I Town Center, 55 Town Center Blvd., Painn Coast, P. 22:189, to consider may be ascentained at the office of the District Manager located at Governmental Management Services -- Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ptr. (407), 841-5524 ("District Manager's Office"). adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Disoricr,

Dishict. The infrastructure improvements benefitting the lands within the District ("Improvements") are currently expected to include, but are not an infract to offsite bansportation improvements, lift stations, potable water, rectalmed water, sanitary sewer, hardscape, landscape, imfastions, ferroing, The Destrict is a unit of special-purpose local government responsible for providing intrastructure improvements for lands within the the Improvement Plan, on file and available during normal business hours at the District Managor's Office. According to the Improvement Plan, the signage, stormwater management facilities, drainage collection system, flood control, and other improvements, alf as more specifically described in estimated cost of the Improvements to be benefitting the District is \$34,585,906. The District intends to impase assessments on the lands within the District in the marner set forth in the District's Master Assessment Methodology for the Southwest Tract, dated Pebnarary 16, 2024, and prepared by Government Management Services – Central Florida, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

Assessment floord, the District's assessments will be binde against all beenfilled brids within the to bishtic. The Assessment report identifies maximum assessment amounts for each land use category that is cumbibly operated to be assessed. The method of allicating assessments for the improvements to all under by the District will initiatly be determined or an equal assessment to grow attrabless, and will be aboved to The purpose of any such assessment is to secure the bonds issued to fund the improvements. As described in more detail in the equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology. The annual principles reseasment levied against each parcet will be beset on reporent over bring (30) years of the tutal deat allocated to each parcet. The District expects to coblest matificient revenues to rether or more than \$45,370,000 is doly to be assessed by the District exclosive or to collection or expectantly discounts for early paramet and interest. The proposed arrust schedule of assessments and the service or collection or expectantly discounts for early paramet and interest. The proposed arrust schedule of assessments and the service or collection or expectant and arrust schedule of assessments.

|                      |         |                                 |           |             | Net Annual |                     |
|----------------------|---------|---------------------------------|-----------|-------------|------------|---------------------|
|                      |         | Allocation of Par               |           | Maximum     | Debt       | Gross Annual Debt   |
|                      | No. of  | Debt Per Product Total Par Debt |           | Annual Debt | Assessment | Assessment Per Unit |
| troduct Types        | Units * | Type                            |           | Service     | Per Unit   | (1)                 |
| Single Family 50 231 | 231     | \$23,135,695                    | \$100,155 | \$1,771,672 | \$7,670    | \$8,159             |
| ingle Family 60      | 185     | 522,234,305                     | \$120,185 | \$1,702,646 | \$9,203    | \$9,791             |
| Totals               | 416     | \$45,370,000                    |           | \$3,474,319 |            |                     |

(1) includes callection fees and early payment discounts when collected on the Ragter County fax bill.

The assessments may be propaid in whole at any time, or in some instances in part, or may be paid in not more than titing (30) annual inspliments subsequent to the discussion of other to finance the improvements. These aroute issessements will be collected on the Proper County ser of the Tag. County services and the Tag. County services are of the Tag. C publication of this notice.

Also, on Friday, March 22, 2024, at 11:30 a.m. at the Hilton Garden Inn Palm Coast / Town Center, 55 Town Center Blvd, Palm Coast, FL 32164, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Horida law (or velopment districts. The Board meeting and/or the public hearings may be condinued in progress to a cardain date, time and location velopment districts. community development districts. The Board meeti to be announced at such meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager of Discussion 2014-15525 th Head St Discussion to the meeting, if you are hearing to speech impaired, please contact the Porrola Relay Service and 1-800-955-957 for and in multi-should the District office.

George S. Flint

Governmental Management Services - Central Florida, LLC



Landings Community Development District Southwest Tract Boundary

RESOLUTION 2024-02

NATURE AND ESTIMATED COST DF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A the improvements to be deprayed by the special assessments; providing the MANNES IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION special assessments shall be paid; designating lands upon which the special PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION. 뿓 BOARD OF SUPERVISORS OF

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as coolified in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Coast, Florida in Ordinance No. 2022-17; and WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the Southwest Tract Capital Improvement Plan, prepared by England-Thims & Miller, Inc. and dated February 1, 2024 as eligible to be funded by the District's Specials Assessment Revenue Bonds, Series 2024 (collectively, "Improvements"), a copy of which is attached herelo as Exhibit "A" and incorporate herein by reterence (the "Engineer's Report"); and WHEREAS, it is in the best interests of the District to pay all or a portion of the cost of the Improvements through the levy of special assessments on assessable land pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

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

WHEREAS, the District hereby determines that benefits will accure to the property improved in the District, the amount of those

benefits, and that the Assessment will be made in proportion to the benefits encired as set forth in the District's Master Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Flunda, LLC, dated February 16, 2024, attached Tereto as Exhibit "B" and incorporated havein by reference (the "Assessment Methodology Report"), and on tile at the offices of the District Manager, 219 East Uningston Street, Orlanda, Florida 32801 (the "District Manager's Office"); and

now, therefore, be it resolved by the board of supervisors of the Landings Community development in the District.

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

DISTRICT

The foregoing recitals are hereby incorporated as findings of fact of the Board. Section 1.

of the Improvements. The nature of the Improvements generally consists of a system of public infrastructure, Improvements and facilities, all as The Assessments shall be levied on the assessable land in the District to defray the Estimated Total Cost (hereinather defined) described more perticularly in the Engineer's Report and in the plans and specifications on file in the District Manager's Office. The general location of the Improvements is within and without the boundaries of the District in the City of Titusville in the State of Section 3.

The total estimated cost of the improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost"). Section 4 Flortda.

The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated financing-related costs, incliding capitalized interest, doth service reserve and contingency related to bonds and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the incrovements (the "Estimated Total Cost"). Section 5

The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report. Section 6.

The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for. Section 7.

There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public. Section 6.

law then in effect. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Commending with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Bonds, the Assessments shall be paid in not more than thirty (30) annual installments or the maximum period of time permitted by is not available to the District in any year, or if determined by the Board to be in the best interest of the District, the Assessments may be collected Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments as is otherwise permitted by law and the Assessments shall be collected in such manner as required or permitted by the trust indeattures relating to the District's Special Assessment Revenue Bonds, Series 2024. The District Manager has caused to be made a preliminary assessment roll, in appordance with the Assessment Methodology Report, which shows the lats and bands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessmen Section 18. 宦

The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessmants or the making of the Improvementa, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved. Section 11.

The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170,05, Forida Statutes within Brayard County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District, Section 12,

This Resolution shall become effective immediately upon its passage. PASSED AND ADOPTED this 16" day of February 2024.

Paid 4/9

### Attendance Confirmation for BOARD OF SUPERVISORS

| District Name:      | Landings CDD   |  |
|---------------------|----------------|--|
| Board Meeting Date: | March 22, 2024 |  |

|   | Name            | In Attendance<br>Please √ | Fee Involved<br>Yes / No |
|---|-----------------|---------------------------|--------------------------|
| 1 | Jeffrey Douglas | /                         | Yes (\$200)              |
| 2 | William Fife    | (ph.s.)                   | No (\$0)                 |
| 3 | Walker Douglas  |                           | No (\$0)                 |
| 4 | Toby Tobin      | ~                         | 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

3 22 24 Date

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

## Attendance Confirmation for BOARD OF SUPERVISORS

| District Name:      | Landings CDD   |  |  |
|---------------------|----------------|--|--|
|                     |                |  |  |
| Board Meeting Date: | April 19, 2024 |  |  |

|   | Name            | In Attendance<br>Please √ | Fee Involved<br>Yes / No |
|---|-----------------|---------------------------|--------------------------|
| 1 | Jeffrey Douglas | V                         | Yes (\$200)              |
| 2 | William Fife    | V Phas                    | No (\$0)                 |
| 3 | Walker Douglas  | V                         | No (\$0)                 |
| 4 | Toby Tobin      |                           | 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

9/(9/)4 Date

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



# Landings

#### **Community Development District**

Bill to:

Bryndog PCP, LLC 180 Brookhaven Ct. S. Palm Coast, FL 32164 Funding Request #16C April 29, 2024

|   | Payee  | General Fund<br>FY2024 | Capital Project<br>FY2024 |
|---|--|------------------------|---------------------------|
| 1 | GMS-Central Florida, LLC                               |                        |                           |
|   | Invoice # 19- Management Fees - February 2024          | \$<br>625.52           |                           |
|   | Invoice # 20- Management Fees - March 2024             | \$<br>606.39           |                           |
|   | Invoice # 21- Management Fees - April 2024             | \$<br>769.34           |                           |
| 2 | Chiumento Law, PLLC                                    |                        |                           |
|   | Invoice # 18922 General Counsel - February 2024        | \$<br>83.87            |                           |
|   | Invoice # 19197 General Counsel - March 2024           | \$<br>146.76           |                           |
| 3 | LocaliQ  |                        |                           |
|   | Invoice # 0006273956 - Legal Advertising February 2024 | \$<br>54.84            |                           |
|   | Invoice # 0006339633 - Legal Advertising March 2024    | \$<br>55.67            |                           |
| 4 | Supervisor Fees - 03/22/24 Meeting                     |                        |                           |
|   | Jeffrey Douglas  | \$<br>33.28            |                           |
|   | Toby Tobin   | \$<br>33.28            |                           |
|   | Greg Eckley  | \$<br>33.28            |                           |
|   | Supervisor Fees - 04/19/24 Meeting                     |                        |                           |
|   | Jeffrey Douglas  | \$<br>33.28            |                           |
|   | Toby Tobin   | \$<br>33.28            |                           |
|   | Greg Eckley  | \$<br>33.28            |                           |
|   |  | \$<br>2,542.06         | \$<br>-                   |
|   |  |                        |                           |
|   | Total:   |                        | \$<br>2,542.06            |

Please make check payable to:

#### Landings

**Community Development District** 

6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

## **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 19

Invoice Date: 2/1/24

**Due Date: 2/1/24** 

Case:

P.O. Number:

#### Bill To:

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

| Description                            | Hours/Qty | Rate     | Amount   |
|--|-----------|----------|----------|
| Management Fees - February 2024        |           | 3,333.33 | 3,333.33 |
| Website Administration - February 2024 |           | 100.00   | 100.00   |
| Information Technology - February 2024 |           | 150.00   | 150.00   |
| Office Supplies                        |           | 0.42     | 0.42     |
| Postage                                |           | 175.37   | 175.37   |
|  |           |          |          |

| Total            | \$3,759.12 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$3,759.12 |

## **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 20 Invoice Date: 3/1/24

Due Date: 3/1/24

Case:

P.O. Number:

#### Bill To:

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

| Description                         | Hours/Qty  | Rate     | Amount   |
|-------------------------------------|--|----------|----------|
| Management Fees - March 2024        |  | 3,333.33 | 3,333.33 |
| Website Administration - March 2024 | HISTORY OF THE PARTY OF THE PAR | 100.00   | 100.00   |
| Information Technology - March 2024 |  | 150.00   | 150.00   |
| Office Supplies                     |  | 0.30     | 0.30     |
| Postage                             |  | 20.80    | 20.80    |
| Copies                              |  | 39.75    | 39.75    |
|                                     |  |          |          |
|                                     |  |          |          |
|                                     |  |          |          |
|                                     |  |          |          |
|                                     |  |          |          |
|                                     |  |          |          |
|                                     |  | 1        |          |

| Total            | \$3,644.18 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$3,644.18 |

# **GMS-Central Florida, LLC**

1001 Bradford Way Kingston, TN 37763

# **Invoice**

Invoice #: 21

Invoice Date: 4/1/24

Due Date: 4/1/24

Case:

P.O. Number:

#### Bill To:

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

| Hours/Qty | Rate      | Amount   |
|-----------|-----------|--|
|           | 3,333.33  | 3,333.33   |
|           | 100.00    | 100.00   |
|           | 150.00    | 150.00   |
| *         | 20.06     | 20.06  |
|           | 165.05    | 165.05   |
|           | 855.00    | 855.00   |
|           |           |  |
|           |           |  |
|           |           |  |
|           |           |  |
|           |           |  |
|           | Hours/Qty | Hours/Qty Rate  3,333.33 100.00 150.00 20.06 165.05 855.00 |

| Total            | \$4,623.44 |
|------------------|------------|
| Payments/Credits | \$0.00     |
| Balance Due      | \$4,623.44 |

#### 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-General Representation 220573

#### **INVOICE**

To February 29, 2024

Invoice Date March 14, 2024

Invoice Number 18922

Due Date Due Upon Receipt

| <b>Account Summary</b> |            |
|------------------------|------------|
| Previous Balance       | \$1,111.50 |
| Payments Received      | \$0.00     |
| Outstanding Balance    | \$1,111.50 |
| Current Invoice        | \$504.00   |
| Total Due              | \$1,615.50 |
| Pay Online             | 同級祭间       |

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



https://firmcentral.westlaw.com/pay/623MWVB

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

#### **Fee Detail**

| Date      |    | Description   |           | Hours | Rate        | Total    |
|-----------|----|---|-----------|-------|-------------|----------|
| 2/16/2024 | MC | Prepared for and attended Board of Supervisors Meeting. |           | 1.20  | \$420.00/hr | \$504.00 |
|           |    | Hou   | ırs Total | 1.20  | Fee Total   | \$504.00 |

# **Expense Detail**

| Date             | Description                    | Quantity | Rate           | Total  |
|------------------|--------------------------------|----------|----------------|--------|
| No expenses have | been charged for this invoice. |          |                |        |
|                  |                                |          | Expenses Total | \$0.00 |

| Fees<br>Expense                 | \$504.00<br>\$0.00            |
|---------------------------------|-------------------------------|
| Current Due Outstanding Balance | <b>\$504.00</b><br>\$1,111.50 |
| Total Due                       | \$1,615.50                    |

# **Timekeeper Summary**

| Timekeeper            | Hours            |
|-----------------------|------------------|
| Michael Chiumento III | 1.20             |
|                       | Total Hours 1.20 |

#### 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-General Representation 220573

#### **INVOICE**

To March 31, 2024

Invoice Date April 16, 2024

Invoice Number 19197

Due Date Due Upon Receipt

| <b>Account Summary</b> |            |
|------------------------|------------|
| Previous Balance       | \$1,615.50 |
| Payments Received      | \$0.00     |
| Outstanding Balance    | \$1,615.50 |
| Current Invoice        | \$882.00   |
| Total Due              | \$2,497.50 |
| Pay Online             | ■7560cm    |

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



https://firmcentral.westlaw.com/pay/973RQDX

#### **Payment Transactions**

Date Type Invoice # Description Amount

No payments have been made on this account.

\$0.00

#### **Fee Detail**

| Date      |     | Description   | Hours | Rate        | Total    |
|-----------|-----|---|-------|-------------|----------|
| 3/13/2024 | MC  | Received and reviewed correspondence<br>from developer council Metcalf regarding<br>developer opinion letter; Reviewed status of<br>bond documents        | 0.60  | \$420.00/hr | \$252.00 |
| 3/22/2024 | VLS | Prepared for and attended March Board of Supervisors meeting.   | 1.50  | \$350.00/hr | \$525.00 |
| 3/28/2024 | VLS | Received request from District Manager for exact date of District expansion; Researched response to request; Responded to District Manager with findings. | 0.30  | \$350.00/hr | \$105.00 |
|           |     | Hours Total   | 2.40  | Fee Total   | \$882.00 |

## **Expense Detail**

| Date          | Description                        | Quantity | Rate | Total |
|---------------|------------------------------------|----------|------|-------|
| No expenses h | ave been charged for this invoice. |          |      |       |

 Fees
 \$882.00

 Expense
 \$0.00

 Current Due
 \$882.00

 Outstanding Balance
 \$1,615.50

 Total Due
 \$2,497.50

**Expenses Total** 

# **Timekeeper Summary**

| Timekeeper            |             | Hours |
|-----------------------|-------------|-------|
| Michael Chiumento III |             | 0.60  |
| Vincent Sullivan      |             | 1.80  |
|                       | Total Hours | 2.40  |



| ACCOU                 | NT NAME                         | ACCOUNT #           | PAGE#  |  |
|-----------------------|---------------------------------|---------------------|--------|--|
| Landir                | ngs CDD                         | 830528              | 1 of 1 |  |
| INVOICE#              | BILLING PERIOD                  | PAYMENT DUE DATE    |        |  |
| 0006273956            | Feb 1- Feb 29, 2024             | March 20, 2024      |        |  |
| PREPAY<br>(Memo Info) | UNAPPLIED (included in amt due) | TOTAL CASH AMT DUE* |        |  |
| \$0.00                | \$0.00                          | \$601.22            |        |  |

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

#### ||իսիմ||սիդիվիվիվիլ|||Միվիլոյոնիիերմիվ||բկրով

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   | Des        | scription                               |              |                              |                                       |      |               | Amount     |
|--------|------------|---|--------------|------------------------------|---------------------------------------|------|---------------|------------|
| 2/1/24 | Bala       | ance Forward                            |              |                              |                                       |      |               | \$271.68   |
| Legal  | Advertisin | g:                                      |              |                              |                                       |      |               |            |
|        | Date range | Product                                 | Order Number | Description                  | PO Number                             | Runs | Ad Size       | Net Amount |
|        |            | DTB Flagler/ Palm Coast<br>News Tribune | 9883363      | Notice of Special Assessment | · · · · · · · · · · · · · · · · · · · | 1    | 6.0000 x 9.95 | \$329.54   |

# RECEIVED

MAR 1 1 2024

GMS-CF, 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 \$601.22 Service Fee 3.99% \$23.99 \*Cash/Check/ACH Discount -\$23.99 \*Payment Amount by Cash/Check/ACH \$601.22 Payment Amount by Credit Card \$625.21

| ACCOU  | NT NAME             | ACCOUNT  | NUMBER INVOICE NUMBER                |                       | AMOUNT PAID        |                    |
|--|---------------------|--|--------------------------------------|-----------------------|--------------------|--------------------|
| Landings CDD   |                     | 830  | 830528 0006273956                    |                       | 0006273956         |                    |
| CURRENT<br>DUE   | 30 DAYS<br>PAST DUE | 60 DAYS<br>PAST DUE  | 90 DAYS<br>PAST DUE                  | 120+ DAYS<br>PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE |
| \$329.54   | \$0.00              | \$271.68   | \$0.00                               | \$601.22              |                    |                    |
| EMITTANCE ADDRESS (Include Account# & Invoice# on check)                   |                     | TO PAY WIT   | TO PAY WITH CREDIT CARD PLEASE CALL: |                       |                    |                    |
|  |                     |  |                                      | \$625.21              |                    |                    |
| Daytona Beach News-Journal<br>P.O. Box 630476<br>Cincinnati, OH 45263-0476 |                     | To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com |                                      |                       |                    |                    |

#### **PROOF OF PUBLICATION**

Stacie Vanderbilt 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 Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024, 03/06/2024

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 03/06/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$664.08

Order No:

9883363

# of Copies:

Customer No:

830528

0

PQ#:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE DE PUBLIC HEARINGS TO CONSIDER RETISTTION DE SPECIAL ASSESSMENTE DIBISIDANT DE SECTION 1700.7, FLORIDA STATUTES AND TO DOSIDORS ADOLFING HE ASSESSMENT FORLE PUBLISHOT TO SECTION 197. 2622(A)09, FAORDA STATUTES, BY THE LANDINGS COMMUNITY DEPROPMENT DISTRICTS, AND A HOTHER OF REGILIAR MEETING DE THE LANDINGS COMMUNITY DEPRELIPMENT DESTINCT

The Beard of Supervisors ("Board") of the Landings Community Dereiopment District ("District") will hold public histories or Friday. March 22, 2024, at 1130 are at the fifting dereive his Plant Control from consistent and the supervisor of an assessment off, the introduced new Member 12, 2014, to consistent of an assessment off, the introduced new within the Electric addition of which lands is shown believe, and to produce for the lay, observation and enforcement of the special assessments. This street and tests to be improved as geographically depicted below and more particularly described in the District Southwest Farch Capital Improvement Plant, that Plant Street Street

The Dastrict is a unit of special-purpose local government responsible for providing intractructure improvements for fands within the Destrict. The Infrastructure improvements benefitting increase the Editor of Infrastructure improvements benefitting increase the Editor of Infrastructure improvements in Infrastructure in Infrastructure in Infrastructure in Editor of Infrastructure in Editor of Infrastructure interpretate infrastructure i

The District intends to impose assessments on the lends within the District in the natures set forth in the District's Masser Assessment Methodology for Dostobrevas Theat, dated February it S.C.A., and propased by Genemment Management Services – Central Florida. LLC Possessment Report, which is on the and available during normal business bours at the District Manager & Office.

The purpose of any such assessment is to secure the bonds issued to fund the innovernents, As described in more detail in the Assessment Report laborable. The Assessment Separal Institute is assessments Report institution assessment amounts for each laborable and laborable the Assessment Amounts for each laborable and laborable the seasons and amounts for each laborable the cartainty expected to be assessed. The nethod of allocating assessments the laborable that the Earth swill infally be determined on an equal assessment fare gross such basis, and will be allocated or an equivalent residented unt? ESTIP basis at the methal such proporty is plated or subject to a site plan. Please consult he Assessment Report for a more detailed expeditution of the methalogy.

The annual principal assessment levied against each parcet will be based on repoyment over binty (30) years of the tutal debt aloneath the District expects to collect sufficient revenues to retire no more than \$45,370,000 in debt to be assessed by the District, expects to collection or enforcement, discounts for early payment and inferset. The proposed annual schedule of assessments it as follows:

|                      |        |                        |                |             | Net Annual |                     |
|----------------------|--------|------------------------|----------------|-------------|------------|---------------------|
|                      |        | Allocation of Par      |                | Maximum     |            | Gross Annual Debt   |
|                      | No. of | Debt Per Product       | Total Par Debt | Annual Debt | Ass        | Assessment Per Unit |
| Product Types        |        | Type                   | Per Unit       | Service     |            | Ð                   |
| Single Family 50 23: |        | \$23,135,695           | \$100,155      | \$1,771,672 |            | \$8,159             |
| Single Family 60     |        | \$22,234,305 \$120,185 | \$120,185      | \$1,702,646 | \$9,203    | 59,791              |
| Totals               | 416    | \$45,370,000           |                | \$3,474,319 |            |                     |

(1) Includes collection fees and early payment discounts when collected on the Flagier County tax bill.

The assessments may be propaid in whole at any time, or in some instances in got, or may be paid in not more than thirty. (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Fagler County at or by the faz. Collected, Alternatively, the District may shoose to directly collect and enforce these assessments. All effected property owners have the right to appear at the public headings and the right to file written objections with the Oistrict within twenty (20) days of the publication of this notice.

Asso, on Friday, March 22, 2024, at 11:30 a.m. at the Killon Genden lin Palm Coast / Town Center, 55 Town Center Blvd., Palm Coast, R. 22164, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

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

If among others to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should escondingly ensure that a verbation record of the proceedings is made, which includes the testinousy and professor upon which such appeals to the based.

Any porson requiring special accommodations at the meeting on headings because of a distallity or objected limpairment should contact the batteric kinages of 1000s (407) 844-15525 th a blacks (4 bluous prior to the meeting. If you are heading to speech impaired, please contact the felicition Rebay Services as 1-800-0556-8710 or and in contracting the Usakist offices.

George S. Flint

District Managar Governmental Management Services -- Central Florida, LLC



# Landings Community Development District Southwest Tract Boundary

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPENVEORS OF THE LANDINGS COMMUNITY DEPELDANCH TO FOLKLAND SPECIAL ASSESSMENTS, PROFIGH OFFICENS SERVERS, PROFIGH OFFICENS OFFICENS OF THE SEPACE ASSESSMENTS, PROFIDENCE OFFICENS OF THE SETMATED COST OF THE REPORT OF THE SETMATED COST OF THE MANNER IN WHICH SICH SPECIAL ASSESSMENTS, PROVIDING THE WANNER WHICH SICH SPECIAL ASSESSMENTS SHALL BE MADE, PROVIDING WHICH THE SECIAL ASSESSMENTS SHALL BE MADE, PROVIDING WHICH THE SPECIAL ASSESSMENTS SHALL BE LANDE, PROVIDING FOR ASSESSMENTS THE LANDING FOR THE ASSESSMENTS WHICH THE SUPPLIES THE LANDING FOR THE ASSESSMENTS WHICH THE SUPPLIES THE LANDING FOR THE ASSESSMENTS WHICH THE SUPPLIES THE LANDING FOR THE ASSESSMENT WHICH THE SUPPLIES THE LANDING FOR PUBLICATION OF THIS RECOLUTION.

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1990, as coolined in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Casas, Floride in Ordinance No. 2022-17; and WHEREAS, the Board of Supervisors of the Dietric ("Board") hereby determines to undertake, install, plan, establish, construct or recovertuct, calculating evertant, equite, operate, and/or maintain a portion of the public improvements described in the Southwest Teat Capital Improvement Plan, prepared by England-Thins & Milliot, inc., and detod February 1, 2024 as eligible to be functed by the Dietric's Special Assessment Revenue Bones, Series 2024, (electricity, "Improvements"), a copy of which is attached hereto as Exhibit "A" and incorporated hereto by reference (the "Engineer's Report"); and

WHEREAS, It is in the best inferests of the District to pay all or a portion of the cost of the improvements through the levy of special assessments in assessable land pursuant to Chapters 170, 190 and 197, Portida Statules ("Assessments"); and

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

WREBLAS, the District hereby determines that benefits will account to the property improved in the District, the amount of those benefits, and that the Assessment will be made in proportion to the benefit received as set forth in the District. Shealer, Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Florida, LLC, dated Florida y 15, 2024, attached here as Exhibit "6" and incorporated herein pyreteners the "Assessment Methodology Report", and on the at the offices of the District Manager, 219 East Livingston Street, Orlanda, Florida 22801 (the "District Manager's Office"); and

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

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. The Assessments shall be keried on the assessable land in the District to odray the Estimated Total Cost (tereincities defined) at the Improvements sand societies, all as described more particularly in the Engineer's Report and in the plans and specifications on the in the District Manager's Office.

Section 3. The general boation of the improvements is within and without the boundaries of the District in the City of Thusville in the State of

Saction 4, The total estimated cost of the Improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost").

Section 6. The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated insancing-related costs, including capitalized interest, debt service reserve and contingency related to boats and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the Improvements (the "Estimated Total Cost").

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report.

Section 7. The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or spealally benefited thereby and further designated by the assessment plat hereinaffer provided for:

Section 6. There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the incrovements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. Commencing with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Boxface and Boxface and Boxface and Boxface of the period of the period for the series of the face and a series of the series of the series of the series and collected pursant to Chapter 197. Rocks Settlement may applie to it the sense that uniform non-advances are as withore traces and collected pursant to Chapter 197. Rocks Settlement method of collected pursant to Chapter 197. Rocks Settlement and the sense and collected pursant to Chapter 197. Rocks Settlement and the sense that uniform non-advances assessment method of collecting the Assessments is not aveilable but District, the Assessment may be collected in such marver as required or permitted by the trust indentures relating to be District Section Assessment Research and Boxface and Boxface

Section 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the Assessment Methocology Report, which shows the late and lands essessed, the amount of benefit to and the Assessment against each but or parted of land and the number of amount installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessment.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other parons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the maiding of the improvementa, the cost thereof, the mainer of payment thereof, or the amount thereof to be assessed against each property as improved.

Section 12. The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170,05, Fordia Statutes within Brevard County, Flordia, and to provide such other notice as may be required by law or desired in the best internals of the District.

Section 13. This Resolution shall become effective immediately upon its passage. PASSED AND ADOPTED this 18° day of February 2024.



| ACCC                  | OUNT NAME                          | ACCOUNT #      | PAGE#   |  |
|-----------------------|------------------------------------|----------------|---------|--|
| Lan                   | dings CDD                          | 830528         | 1 of 1  |  |
| INVOICE #             | BILLING PERIOD                     | PAYMENT DU     | E DATE  |  |
| 0006339633            | Mar 1- Mar 31, 2024                | April 20, 2024 |         |  |
| PREPAY<br>(Memo Info) | UNAPPLIED<br>(included in amt due) | TOTAL CASH A   | MT DUE* |  |
| \$0.00                | \$0.00                             | \$664.08       | 3       |  |

#### **BILLING ACCOUNT NAME AND ADDRESS**

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

ՍիժիկոդնոնցիցեՄիլիվի|||Մոցն||Միումիլի|<sub>|</sub>|ինո

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    |
|----------|---------------------|-----------|
| 3/1/24   | Balance Forward     | \$601.22  |
| 3/13/24  | PAYMENT - THANK YOU | -\$271.68 |
| Legal Ad | vertising:          |           |

| Date range      | Product                 | Order Number | Description                  | PO Number | Runs | Ad Size       | Net Amount |
|-----------------|-------------------------|--------------|------------------------------|-----------|------|---------------|------------|
| <b>√</b> 3/6/24 | DTB Flagler/ Palm Coast | 9883363      | Notice of Special Assessment |           | 1    | 6.0000 x 9.95 | \$334.54   |
|                 | News Tribune            |              | Meeting                      |           |      | in            |            |



APR 1 5 2024

GMS-CF, 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 \$664.08
Service Fee 3.99% \$26.50
\*Cash/Check/ACH Discount -\$26.50
\*Payment Amount by Cash/Check/ACH \$664.08
Payment Amount by Credit Card \$690.58

| ACCOUNT NAME ACCOUNT NUMBER  |                     |                     | NUMBER                    | INVOICE               | AMOUNT PAID        |                    |  |
|--|---------------------|---------------------|---------------------------|-----------------------|--------------------|--------------------|--|
| Landings CDD   |                     | 830                 | 830528                    |                       | 0006339633         |                    |  |
| CURRENT  | 30 DAYS<br>PAST DUE | 60 DAYS<br>PAST DUE | 90 DAYS<br>PAST DUE       | 120+ DAYS<br>PAST DUE | UNAPPLIED PAYMENTS | TOTAL CASH AMT DUE |  |
| \$334.54   | \$329.54            | \$0.00              | \$0.00                    | \$664.08              |                    |                    |  |
| EMITTANCE ADDRESS (Include Account# & Invoice# on check)  TO PAY WITH CREDIT CARD PLEASE C |                     | EASE CALL:          | TOTAL CREDIT CARD AMT DUE |                       |                    |                    |  |
|  |                     |                     | 1-877-736-7612            |                       |                    | \$690.58           |  |
| Daytona Beach News-Journal<br>P.O. Box 630476<br>Cincinnati, OH 45263-0476   |                     |                     |                           |                       |                    |                    |  |

#### PROOF OF PUBLICATION

Stacie Vanderbilt 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 Classified Tab Legal CLEGL, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

02/28/2024, 03/06/2024

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 03/06/2024

Keegan I uman

Notary, State of WI, County of Brown

My commission expires

Publication Cost:

\$664.08

Order No:

Legal Clerk

9883363 830528

# of Copies:

Customer No:

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

# LANDINGS COMMUNITY DEVELOPMENT DISTRICT

notice of Phield, Fearnes to consider infecting no special, assessments pulsitant to section your, root, rodhoa statutes and to consider adoption or assessment fall pussuant to section 197,3524(a)6). Forma statutes, by the landings community derecoment destrict, and a notice of regular meeting of the landings community depelabeted fostract

depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved as operationable objectives southerest that objecting informerant Plant, detail operated shows and more particularly described into operating the plant of souther southers are operated by England—Thins & Milliot, the, ("Improvement Plant"). The public hands is being conducted pursuant to Origidate. Plant of the support of the public hands is being conducted pursuant to Origidate. 170, 190 and 197. Abrids Statutes. A description of the property to be assessed and the amount to be assessed to each piece or percel of property. The Board of Supervisors ("Board") of the Landings Community Deve tophietic District ("District") will hold public hearings on Friday, March 22, 2024, at 11:39 a.m. at the Hilton Garden lan Painn Coast I Town Center, 55 Town Center Blvd., Painn Coast, P. 22:189, to consider may be ascertained at the office of the District Manager located at Governmental Management Services -- Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ptr. (407), 841-5524 ("District Manager's Office"). adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Disoricr,

Dishict. The infrastructure improvements benefitting the lands within the District ("Improvements") are currently expected to include, but are not an infract to offsite bansportation improvements, lift stations, potable water, rectalmed water, sanitary sewer, hardscape, landscape, imfastions, ferroing, The Destrict is a unit of special-purpose local government responsible for providing intrastructure improvements for lands within the the Improvement Plan, on file and available during normal business hours at the District Managor's Office. According to the Improvement Plan, the signage, stormwater management facilities, drainage collection system, flood control, and other improvements, alf as more specifically described in estimated cost of the Improvements to be benefitting the District is \$34,585,906. The District intends to impase assessments on the lands within the District in the marner set forth in the District's Master Assessment Methodology for the Southwest Tract, dated Pebnarary 16, 2024, and prepared by Government Management Services – Central Florida, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

Assessment feport, the District's assessments will be binde against all beenfilted brids within the to bishtic. The Assessment report identifies maximum assessment amounts for each land use category that is cumbibly operated to be assessed. The method of allicating assessments for the improvements to a tunded by the District will initiatily be determined or an equal assessment to grow attrabless, and will be aboved to The purpose of any such assessment is to secure the bonds issued to fund the improvements. As described in more detail in the equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology. The annual principles reseasment levied against each parcet will be beset on reporent over bring (30) years of the tutal deat allocated to each parcet. The District expects to cobles from this title in the water to more than \$45,370,000 is doly to be assessed by the District exclosive or to chickine or protectional, discounts for early pagment and interest. The proposed arrust schedule of sessessments and the service or chickine or professional to early pagment and interest. The proposed arrust schedule of sessessments and the service of the service or continue to the service or the service of the service or the s

|                      |         |                                 |           |             | Net Annual |                     |
|----------------------|---------|---------------------------------|-----------|-------------|------------|---------------------|
|                      |         | Allocation of Par               |           | Maximum     | Debt       | Gross Annual Debt   |
|                      | No. of  | Debt Per Product Total Par Debt |           | Annual Debt | Assessment | Assessment Per Unit |
| troduct Types        | Units * | Type                            |           | Service     | Per Unit   | (1)                 |
| Single Family 50 231 | 231     | \$23,135,695                    | \$100,155 | \$1,771,672 | \$7,670    | \$8,159             |
| ingle Family 60      | 185     | 522,234,305                     | \$120,185 | \$1,702,646 | \$9,203    | 59,791              |
| Totals               | 416     | \$45,370,000                    |           | \$3,474,319 |            |                     |

(1) includes callection fees and early payment discounts when collected on the Ragter County fax bill.

The assessments may be propaid in whole at any time, or in some instances in part, or may be paid in not more than titing (30) annual inspliments subsequent to the discussion of dobt to finance the improvements. These aroute issessements will be collected on the Proper County ser of the Tag. Collector. Attendatively, the District may chross be directly collect and enforce these assessments. All effected property owners have the right to appear at the public bearings and the right to file written objections with the District within bearing (20) days of the publication of this notice.

Also, on Friday, March 22, 2024, at 11:30 a.m. at the Hilton Garden Inn Palm Coast / Town Center, 55 Town Center Blvd, Palm Coast, FL 32164, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Horida law (or velopment districts. The Board meeting and/or the public hearings may be condinued in progress to a cardain date, time and location velopment districts. community development districts. The Board meeti to be announced at such meeting and/or hearings.

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

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager of Discussion 2014-15525 th Heart St Brown prince to the Process of the State State of the Part of the Part of State of the Part of State of 1-800-955-957 for and in multi-should be District office.

George S. Flint

Governmental Management Services - Central Florida, LLC



Landings Community Development District Southwest Tract Boundary

RESOLUTION 2024-02

NATURE AND ESTIMATED COST DF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS, PROVIDING THE PORTION OF THE ESTIMATED COST OF ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A the improvements to be deprayed by the special assessments; providing the MANNES IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION special assessments shall be paid; designating lands upon which the special PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION. 뿓 BOARD OF SUPERVISORS OF

WHEREAS, the Landings Community Development District ("District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as coolified in Chapter 190, Florida Statutes ("Uniform Act"), by the City Council of the City of Palm Coast, Florida in Ordinance No. 2022-17; and WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain a portion of the public improvements described in the Southwest Tract Capital Improvement Plan, prepared by England-Thims & Miller, Inc. and dated February 1, 2024 as eligible to be funded by the District's Specials Assessment Revenue Bonds, Series 2024 (collectively, "Improvements"), a copy of which is attached herelo as Exhibit "A" and incorporate herein by reterence (the "Engineer's Report"); and WHEREAS, it is in the best interests of the District to pay all or a portion of the cost of the Improvements through the levy of special assessments on assessable land pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"); and

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

WHEREAS, the District hereby determines that benefits will accure to the property improved in the District, the amount of those

benefits, and that the Assessment will be made in proportion to the benefits enciented as set forth in the District's Master Special Assessment Methodology for the Southwest Tract, prepared by Governmental Management Services - Central Flunda, LLC, dated February 16, 2024, attached Terreto as Exhibit "B" and incorporated havein by reference (the "Assessment Methodology Report"), and on tile at the offices of the District Manager, 219 East Uningston Street, Orlanda, Florida 32801 (the "District Manager's Office"); and

now, therefore, be it resolved by the board of supervisors of the Landings Community development in the District.

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

DISTRICT

The foregoing recitals are hereby incorporated as findings of fact of the Board. Section 1.

of the Improvements. The nature of the Improvements generally consists of a system of public infrastructure, Improvements and facilities, all as The Assessments shall be levied on the assessable land in the District to defray the Estimated Total Cost (hereinather defined) described more perticularly in the Engineer's Report and in the plans and specifications on file in the District Manager's Office. The general location of the Improvements is within and without the boundaries of the District in the City of Titusville in the State of Section 3.

The total estimated cost of the improvements is \$34,585,906 (hereinafter, referred to as the "Estimated Cost"). Section 4 Flortda.

The Assessments will defray up to \$45,370,000 a portion of which includes the Estimated Cost, plus estimated financing-related costs, incliding capitalized interest, doth service reserve and contingency related to bonds and bond anticipation notes (collectively, "Bonds"), which may be issued by the District to finance a portion of the incrovements (the "Estimated Total Cost"). Section 5

The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Methodology Report. Section 6.

The Assessments shall be levied within the District on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for. Section 7.

There is on file at the District Manager's Office an assessment plat showing the area to be assessed, the plans and specifications describing the improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public. Section 6.

law then in effect. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Commending with the year in which the Assessments are certified for collection and subsequent to the capitalized interest period for each series of Bonds, the Assessments shall be paid in not more than thirty (30) annual installments or the maximum period of time permitted by is not available to the District in any year, or if determined by the Board to be in the best interest of the District, the Assessments may be collected Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments as is otherwise permitted by law and the Assessments shall be collected in such manner as required or permitted by the trust indeattures relating to the District's Special Assessment Revenue Bonds, Series 2024. The District Manager has caused to be made a preliminary assessment roll, in appordance with the Assessment Methodology Report, which shows the lats and bands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which the Assessments may be divided, which is hereby adopted and approved as the District's preliminary assessmen Section 18. 宦

The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessmants or the making of the Improvementa, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved. Section 11.

The District Manager is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation pursuant to Section 170,05, Forida Statutes within Brayard County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District, Section 12,

This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 16" day of February 2024.

Paid 4/9

# Attendance Confirmation for BOARD OF SUPERVISORS

| District Name:      | Landings CDD   |  |
|---------------------|----------------|--|
| Board Meeting Date: | March 22, 2024 |  |

|   | Name            | In Attendance<br>Please √ | Fee Involved<br>Yes / No |
|---|-----------------|---------------------------|--------------------------|
| 1 | Jeffrey Douglas | /                         | Yes (\$200)              |
| 2 | William Fife    | (ph.s.)                   | No (\$0)                 |
| 3 | Walker Douglas  |                           | No (\$0)                 |
| 4 | Toby Tobin      | ~                         | 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

3 22 24 Date

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

# Attendance Confirmation for BOARD OF SUPERVISORS

| District Name:      | Landings CDD   |  |  |
|---------------------|----------------|--|--|
|                     |                |  |  |
| Board Meeting Date: | April 19, 2024 |  |  |

|   | Name            | In Attendance<br>Please √ | Fee Involved<br>Yes / No |
|---|-----------------|---------------------------|--------------------------|
| 1 | Jeffrey Douglas | V                         | Yes (\$200)              |
| 2 | William Fife    | V Phas                    | No (\$0)                 |
| 3 | Walker Douglas  | V                         | No (\$0)                 |
| 4 | Toby Tobin      |                           | 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

9/(9/)4 Date

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

# SECTION 3



# Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

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

April 15, 2024

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

APR 1 8 2024

GMS-CF, LLC

**RE: CDD Registered Voters** 

Dear Stacie Vanderbilt:

In accordance with the requirements of Florida Statute 190.006(3)(a)(2)(d), the total number of registered voters for the Landings Community Development District as of April 15, 2024, is **0**.

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

Thank you,

Kaiti Lenhart
Supervisor of Elections

# SECTION 4

### LANDOWNER PROXY LANDOWNERS' MEETING – NOVEMBER 5, 2024

#### **LANDINGS** COMMUNITY DEVELOPMENT DISTRICT FLAGLER COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

| Proxy Holder  | <del>_</del>  |  |  |
|---|---|--|--|
| For and on behalf of the undersigned, to vo Community Development District to be held 55 Town Center Blvd., Palm Coast, FL 32 continuances or adjournments thereof, according to the undersigned landowner which the undersigned question, proposition, or resolution or any other matter but not limited to, the election of members of the Gottheir discretion on all matters not known or determined considered at said meeting. | at The Hilton Ga<br>2164 on November<br>the number of acres of<br>the would be entitled to<br>the or thing which may<br>verning Board. Said | er 5, 2024 at<br>f un-platted land<br>o vote if then p<br>by be considered<br>Proxy Holder n | Im Coast/Town Center,<br>11:30 AM, and at any<br>d and/or platted lots owned<br>ersonally present, upon any<br>d at said meeting including,<br>hay vote in accordance with |
| Any proxy heretofore given by the under-<br>continue in full force and effect from the date hereof<br>or adjournments thereof, but may be revoked at an<br>annual meeting prior to the Proxy Holder exercising t  | until the conclusion on time by written in  | of the annual motice of such   | eeting and any adjournment   |
| Print or type name of Landowner   | D   | ate  |  |
| Signature of Landowner  | -   |  |  |
| Parcel Description  | <u>Acreage</u>  |  | <u>Authorized Votes*</u>   |
| (must be street address, tax parcel ID number, or legal description attached)   |   |  |  |
| Total Number of Authorized Votes:   |   |  |  |
| *Pursuant to section 190.006 (2)(b), Florida Statutes the landowner to one vote with respect thereto.   | (2007), a fraction of   | an acre is trea  | ted as one (1) acre entitling  |

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

#### **INSTRUCTIONS**

At the Board meeting, when the landowner's election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

#### **SAMPLE AGENDA**

- 1. Determination of Number of Voting Units Represented
- 2. Call to Order
- 3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
- 4. Nominations for the Position of Supervisor
- 5. Casting of Ballots
- 6. Ballot Tabulation
- 7. Landowners Questions and Comments
- 8. Adjournment

# SECTION 5

# 2023 Form 1 Instructions Statement of Financial Interests

#### Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

#### When To File:

**Initially**, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment, Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

#### Who Must File Form 1

- 1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
- 4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
- 5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
- Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
- 9. Members of governing boards of charter schools operated by a city or other public entity.
- 10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
- 12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
- 13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
- 14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
- 17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written and notarized request.

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

#### **Instructions for Completing Form 1**

#### **Primary Sources of Income**

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

#### Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the
  name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list
  the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list <u>each individual company</u> from which you derived
  more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source
  of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such
  as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as
  "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution
  (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and
  its principal business activity.

#### Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

- You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total
  assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint
  venture, trust, firm, etc., doing business in Florida); and,
- 2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

#### Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one
  customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of
  the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

#### **Real Property**

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

#### **Intangible Personal Property**

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

#### Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

#### **Interests in Specified Businesses**

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership Interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

#### **Training Certification**

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

CE FORM 1 - Effective: April 11, 2024

Incorporated by reference in Rules 34-8.001(2) and 34-8.202(1), F.A.C