Landings Community Development District

Agenda

May 16, 2025

AGENDA

Landings
Community Development District

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

May 9, 2025

Board of Supervisors
Landings
Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Landings Community Development District** will be held on **Friday, May 16, 2025** 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:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oaths of Office to Newly Elected Board Members
    B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Electing Officers
    D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the September 20, 2024 Meeting and Acceptance of Minutes of the November 5, 2024 Landowners' Meeting
5. Ratification of Series 2024 Requisitions #4 - #18
6. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
7. Review and Acceptance of Fiscal Year 2024 Audit Report
8. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Balance Sheet and Income Statement
        ii. Ratification of Funding Requests #18A-C - #22A-C
        iii. Presentation of Number of Registered Voters - 0
9. Other Business
10. Supervisors Requests
11. 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

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Landings Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Palm Coast, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 5, 2024, the Minutes of which are attached hereto as **Exhibit A**, and at which the below-recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

Toby Tobin	Seat 3	Votes 304
Greg Eckley	Seat 4	Votes 306
William "Bill" Fife	Seat 5	Votes 306

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

William "Bill" Fife	4 Year Term
Greg Eckley	4 Year Term
Toby Tobin	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of May, 2025.

ATTEST:	**LANDINGS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A
Minutes of Landowners Election

SECTION D

RESOLUTION 2025-02

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

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

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

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

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

Section 5. _____ is elected Treasurer.

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

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

PASSED AND ADOPTED this 16th day of May, 2025.

ATTEST:

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Friday, September 20, 2024 at 11:39 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum were:

Jeff Douglas	Chairman
Greg Eckley	Assistant Secretary
Toby Tobin	Assistant Secretary
Walker Douglas	Assistant Secretary

Also present were:

George Flint	District Manager
Jeremy LeBrun	District Manager
Vincent Sullivan	District Counsel
Daniel Welch *by phone*	District Engineer

FIRST ORDER OF BUSINESS **Roll Call**

Mr. LeBrun called the meeting to order and called the roll. Four Board members were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 19, 2024 Meeting**

Mr. LeBrun presented the minutes from the July 19, 2024 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, the Minutes of the July 19, 2024 Meeting, were approved as, presented.

FOURTH ORDER OF BUSINESS **Ratification of Series 2024 Requisitions #1-#3**

Mr. LeBrun noted that the requisitions can be found in the agenda packages for review. He said he was happy to answer any questions. He indicated that they were looking to ratify these since they had been approved previously.

> On MOTION by Mr. Eckley, seconded by Mr. Walker Douglas, with all in favor, the Series 2024 Requisitions #1-#3, were ratified.

FIFTH ORDER OF BUSINESS **Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024**

Mr. LeBrun noted the consideration agreement with Grau & Associates to provide auditing services for the Fiscal Year 2024. Mr. LeBrun stated that the Board had previously contracted with Grau & Associates and was confident the Board knew that Districts required an independent third-party audit of their finances each year. Mr. LeBrun indicated that the agreement was there for them to review, and they were looking for a motion to approve. He also said that he would start the budgeting process for the current fiscal year, which was ending September 30th.

> On MOTION by Mr. Jeff Douglas, seconded by Mr. Tobin, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Sullivan had nothing to report.

B. Engineer

Mr. Welch stated that the construction was looking good. He had nothing additional to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and the income statement. He indicated that those were the unaudited financials through August 31, 2024. He noted that the end of the fiscal year was approaching, and that the new fiscal year would begin October 1, 2024.

ii. Ratification of Funding Requests #17 A-C

Mr. LeBrun indicated that the approval of Funding Requests had already been processed and they were now looking for the Board to ratify those.

> On MOTION by Mr. Jeff Douglas, seconded by Mr. Walker Douglas, with all in favor, Funding Requests #17 A-C, were ratified.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

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

> On MOTION by Mr. Walter Douglas, seconded by Mr. Eckley, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Board of Supervisors of the Landings Community Development District was held Tuesday, November 5, 2024 at 11:46 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present were:

Jeff Douglas
Jeremy LeBrun

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Mr. LeBrun stated he had Jeff Douglas in attendance, and he is the authorized signer of the landowner. Mr. Douglas represents 222.88 acres, which results in 224 votes. Mr. LeBrun stated he has a landowner proxy naming Jeremy LeBrun as Proxy Holder signed by James Harvey who is an authorized officer of KL Seminole Trace, LLC. They have 105.56 acres, which results in 106 votes. He noted they have a total of 330 votes.

SECOND ORDER OF BUSINESS **Call to Order**

Mr. LeBrun called the meeting to order.

THIRD ORDER OF BUSNESS **Election of Chairman for the Purpose of Conducting the Landowners' Meeting**

Mr. LeBrun noted that he will serve as Chairman.

FOURTH ORDER OF BUSNESS **Nominations for the Positions of Supervisors (3)**

Mr. LeBrun stated Jeff Douglas nominated Toby Tobin for Seat #3, Greg Eckley for Seat #4, and William "Bill" Fife for Seat #5.

FIFTH ORDER OF BUSNESS **Casting of Ballots**

Mr. LeBrun stated Jeff Douglas provided a ballot on behalf of Byrndog PCP, LLC. He cast 199 votes for Toby Tobin in Seat #3, 200 votes for Greg Eckley in Seat #4, and 200 votes for

William "Bill" Fife in Seat #5. He stated on behalf of KL Seminole Trace, LLC landowner the casting was 105 votes for Toby Tobin in Seat #3, 106 votes for Greg Eckley in Seat #4, and 106 votes for William "Bill" Fife in Seat #5. Mr. LeBrun stated the seats with the most votes will serve four-year terms and the other seat will serve a two-year term.

SIXTH ORDER OF BUSNESS **Tabulation of Ballots and Announcement of Results**

Mr. LeBrun stated William "Bill" Fife in Seat #5 received 306 votes, Greg Eckley in Seat #4 received 306 votes and Toby Tobin in Seat #3 received 304 votes. He noted that William "Bill" Fife and Greg Eckley will serve four-year terms and Toby Tobin will serve a two-year term.

SEVENTH ORDER OF BUSNESS **Landowners' Questions and Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Mr. LeBrun adjourned the meeting.

SECTION V

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 4

(B) Name of Payee: Smith Trucking Company, Inc.
51 Ellis Street, Suite 101
St. Augustine, FL 32095

(C) Amount Payable: $6,708.46

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 94879-RFP10 – Pay Application 10*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____ 9/30/24
Consulting Engineer

Smith Trucking Company, Inc.

51 Ellis Street
Suite 101
St. Augustine, FL 32095

Invoice

Date	Invoice #
7/26/2024	94879-RFP10

Bill To
JTL GRAND LANDINGS DEVELOPMENT, LLC

P.O. No.	Terms	Project
	Net 30	23526 Grand Landin...

Description	Qty	Rate	Amount
Surveying	0.05	86,577.00	4,328.85
NPDES	0.25	12,500.00	3,125.00
SUBTOTAL			7,453.85
Retainage Held		-10.00%	-745.39

Subtotal	$6,708.46
Sales Tax (0.0%)	$0.00
Total	$6,708.46
Payments/Credits	$0.00
Balance Due	$6,708.46

EXHIBIT "B" - CONTRACTOR'S REQUEST FOR PAYMENT SUMMARY *

** ATTACH TO CONTRACTOR'S ORIGINAL INVOICE*

CUSTOMER/PROJECT OWNER: JTL Grand Landings LLC

PROJECT/JOB: 23526 - Grand Landing. Phases 1 - 3, 5, & 6

PO:

CONTRACT NUMBER:

FROM:

REQUEST FOR PAYMENT #: 10

Smith Trucking Company
51 Ellis Steet Suite 101
St. Augustine, FL 32095

WORK COMPLETED THROUGH: 7/25/2024

CONTRACTOR VENDOR #

CONTRACT SUMMARY:

1. ORIGINAL CONTRACT LUMP SUM			$2,581,524.81	
2. NET CHANGE BY CHANGE ORDERS TO DATE			$1,337.50	
3. REVISED LUMP SUM TO DATE (Line 1 plus 2)				$2,582,862.31
PAYMENT RELEASE SUMMARY:				
(NOTE: ALL DOLLAR AMOUNTS INCLUDE RETAINAGE)				
4. PREVIOUS PAYMENT RELEASE REQUESTED			$ $2,677,714.43	
5. PAYMENT RELEASES IN PROCESS:				
6. THIS PAYMENT RELEASE	REQUEST #	10	$ $7,453.85	
7. TOTAL PAYMENT RELEASE REQUESTS TO DATE (Sum lines 4, 5, 6)				$ $2,685,168.28
CONTRACT BALANCE:				
8. CONTRACT AMOUNT REMAINING (Line 3 minus 4)				$ ($102,305.97)
RETAINAGE RELEASE SUMMARY:				
9. PREVIOUS RETAINAGE HELD			$ $267,771.44	
10. RETAINAGE RELEASED TO DATE			$ $0.00	
11. RETAINAGE RELEASE REQUEST IN PROCESS:			$ $0.00	
12. RETAINAGE THIS PAYMENT RELEASE	REQUEST #	10	$ $745.39	
13. NET RETAINAGE HELD TO DATE (Sum Lines 9, 11, 12 minus 10)				$ $268,516.83
14. REQUEST AMOUNT LESS RETAINAGE				$ $6,708.47

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents and the requirements of all the governing authorities, that all amounts have been paid by the Contractor for Work which previous Requests for Payment were issued and payments received from Toll, and that current payment shown herein is now due.

CONTRACTOR:

By: April Bacon Date: 07.25.2024

Name (Typed): April Bacon

Title: Project Coordinator

BOND/ESCROW/LC RELEASE APPLIED ☐ Yes ☐ No If no - why not?

CUSTOMER/PROJECT OWNER: JTL Grand Landings LLC
PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6
PO:
CONTRACT DATE:
CONTRACTOR: Smith Trucking
CONTACT / PHONE: (904) 940-1226

PAYMENT REQUEST # 10
PAGE __2__ OF __2__

			CONTRACT RELEASE QTY & UNIT PRICE		PREVIOUS PAYMENT RELEASE REQUEST		CURRENT PAYMENT RELEASE REQUEST		TOTAL PAYMENT RELEASE REQUESTS TO DATE		
CONTRACT ITEM	UNIT	A	B	C	D	E=DxB	F	G=FxB	H=D+F	I=HxB	J=H/A
		QTY	UNIT RELEASE PRICE	TOTAL RELEASE PRICE	QTY	TOTAL PREVIOUS PAID	QTY	TOTAL PAYMENT REQUEST	QTY	TOTAL COST	% COMP.
Clearing	Acre	123.40	$5,200.00	$641,680.00	123.40	$641,680.00	0.00	$0.00	123.40	$641,680.00	100%
Strip Site	Acre	123.40	$450.00	$55,530.00	123.40	$55,530.00	0.00	$0.00	123.40	$55,530.00	100%
Removal of Stripping Material	CY	99,565.00	$2.85	$283,760.25	99,565.00	$283,760.25	0.00	$0.00	99,565.00	$283,760.25	100%
Dig Ponds	CY	332,155.00	$2.85	$946,641.75	298,939.50	$851,977.58	0.00	$0.00	298,939.50	$851,977.58	90%
Compact and Spread	CY	332,155.00	$0.85	$282,331.75	298,939.50	$254,098.58	0.00	$0.00	298,939.50	$254,098.58	90%
Dewatering	CY	332,155.00	$0.25	$83,038.75	298,939.50	$74,734.88	0.00	$0.00	298,939.50	$74,734.88	90%
Grading	Per	399.00	$150.00	$59,850.00	359.00	$53,850.00	0.00	$0.00	359.00	$53,850.00	90%
Rock	Per	12.00	$950.00	$11,400.00	12.00	$11,400.00	0.00	$0.00	12.00	$11,400.00	100%
Seeding	SF	3,426,201.00	$0.06	$205,572.06	0.00	$0.00	0.00	$0.00	0.00	$0.00	0%
Surveying	Per	1.00	$86,577.00	$86,577.00	0.85	$73,590.45	0.05	$4,328.85	0.90	$77,919.30	90%
Lake Bank Sod	SY	53,671.00	$3.75	$201,266.25	48,304.00	$181,140.00	0.00	$0.00	48,304.00	$181,140.00	90%
Lot Sod	SY	24,561.00	$3.75	$92,103.75	24,561.00	$92,103.75	0.00	$0.00	24,561.00	$92,103.75	100%
Testing	Per	1.00	$78,648.00	$78,648.00	0.90	$70,783.20	0.00	$0.00	0.90	$70,783.20	90%
Silt Fence	LF	34,747.00	$3.75	$130,301.25	34,747.00	$130,301.25	0.00	$0.00	34,747.00	$130,301.25	100%
NPDES	Per	1.00	$12,500.00	$12,500.00	0.75	$9,375.00	0.25	$3,125.00	1.00	$12,500.00	100%
Mobilization	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.00	$12,500.00	100%
Sale of Excess Material	CY	301,088.00	($2.00)	($602,176.00)	60,224.00	($120,448.00)	0.00	$0.00	60,224.00	($120,448.00)	20%
CONTRACT SUBTOTAL				$2,581,524.81		$2,676,376.93		$7,453.85		$2,683,830.78	
CO#1 - Silt Fence	Per	1.00	$1,337.50	$1,337.50	1.00	$1,337.50	0.00	$0.00	1.00	$1,337.50	100%
CHANGE ORDER SUBTOTAL				$1,337.50		$1,337.50		$0.00		$1,337.50	
RETAINAGE (to be) HELD				*$258,286.23*		*$267,771.44*		*$745.39*		*$268,516.83*	
SUBTOTAL				$2,324,576.08		$2,409,942.98		$6,708.47		$2,416,651.45	
TOTAL AMOUNT DUE				$2,582,862.31		$2,677,714.43		$7,453.85		$2,685,168.28	

NOTE: The above listed quantities and unit prices are for partial payment release purposes only. The Contract Amount is the Lump Sum Amount(s) contained herein which may not be exceeded at any time.

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 5

(B) Name of Payee: Chiumento Law
145 City Place, Suite 301
Palm Coast, FL 32164

(C) Amount Payable: $17,100.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 3113 – Legal Fees associated with assignment of contracts*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer 10/1/24

CHIUMENTO LAW
LEGAL TEAM FOR LIFE SINCE 1973

145 City Place
Suite 301
Palm Coast, FL, 32164
chiumento@legalteamforlife.com
www.legalteamforlife.com
O: 386-445-8900

INVOICE

Number	3113
Issue Date	8/15/2024
Matter	Landings CDD-General Representation
Email	Gflint@gmscfl.com

Pay Now

Bill To:

Landings CDD

219 East Livingston Street
Orlando , Florida 32801
United States

Landings CDD-General Representation - 10382.220573

Flat Fees

Flat Fees	Billed By	Price	Qty	Sub
Time (MC3) 7/3/2024 Imported AR Balance	Michael Chiumento III	$756.00	1.00	$756.00
Time (VLS) 7/3/2024 Imported AR Balance	Vincent Sullivan	$416.00	1.00	$416.00
Time (CM) 7/3/2024 Imported AR Balance	Caroline McNeil	$43.50	1.00	$43.50
		Flat Fees Total:	**3.00**	**$1,215.50**

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
Time (JT) 6/17/2024 Received instruction as to tasks to complete from MC3 and VLS re: bond financing; Email correspondence to team re: same.	JT	$0.00	0.60	$0.00
Time (MC3) 6/17/2024 Prepared for and attended teams meeting with Developer, CDD and Engineer regarding various issues; Met with Jeff Douglas regarding same; Received and reviewed correspondence regarding CDD matters.	MC	$420.00	1.00	$420.00

Time Entries	Billed By	Rate	Hours	Sub
Time (JT) 6/18/2024 Received and reviewed email correspondence; Received and reviewed documents from Dan Welsch and Jeff Douglas; Drafted assignment of Contract and Bill of Sale; Received instruction as to tasks to complete from VLS.	JT	$0.00	2.20	$0.00
Time (VLS) 6/21/2024 Prepared for and attended Board of Supervisor's meeting.	VS	$350.00	3.30	$1,155.00
Time (JT) 6/24/2024 Drafted Resolution authorizing Acquisition of Contracts, Bill of Sale, and Assignment of Contract Agreement.	JT	$250.00	2.60	$650.00
Time (JT) 6/25/2024 Reviewed and revised Resolution, Special Warranty Deed, and Assignment of Contracts; Received and reviewed emails and corresponding documents.	JT	$0.00	2.00	$0.00
Time (JT) 6/26/2024 Reviewed Contract Documents for Grand Landings Phase 5-6 received from team; Reviewed and revised Assignment of Contracts.	JT	$0.00	0.70	$0.00
Time (JT) 6/27/2024 Reviewed and revised Resolution, various assignments of contracts, Bills of Sale, Special Warranty Deeds, and supporting exhibits.	JT	$0.00	3.30	$0.00
Time (JT) 6/28/2024 Reviewed and revised Bond Financing package and corresponding documents.	JT	$0.00	2.70	$0.00
Time (JT) 7/1/2024 Reviewed and revised Bond Financing package.	JT	$0.00	3.10	$0.00
Time (JT) 7/2/2024 Finalized Bond Financing package including Resolution, Assignment of Contracts, Affidavit re: assignment/acceptance of contracts, Bill of Sale, Certificate of District Engineer, Special Warranty Deed, and corresponding supporting exhibits; Email correspondence with Jeff Douglas re: same.	JT	$0.00	4.00	$0.00
Time (JT) 7/3/2024 Email correspondence with Jeff Douglas re: Bond Financing package; Telephone call regarding payment application documents.	JT	$0.00	0.40	$0.00
Time (JT) 7/8/2024 Telephone call with Jeff Douglas re: Bond Financing documents; Received instruction as to tasks to complete re: same from VLS; Email correspondence to George Flint re: same.	JT	$0.00	0.60	$0.00
Time (VLS) 7/9/2024 Received, reviewed, and responded to District Manger's e-mail re: update on assignment of construction contracts.	VS	$350.00	0.20	$70.00

Time Entries	Billed By	Rate	Hours	Sub
Time (VLS) 7/10/2024 Reviewed and edited assignment of construction contract, engineer's certificate, and other applicable documents for resolution 2024-12	VS	$350.00	1.30	$455.00
Time (JT) 7/10/2024 Email correspondence with Jeff Douglas and George Flint; Received instruction as to tasks to complete from VLS; Reviewed and revised Bond Financing package; Email correspondence to Daniel Welch.	JT	$250.00	2.80	$700.00
Time (VLS) 7/11/2024 Received, reviewed, and responded to Board Chair's e-mail re: signing of resolution; Status call with engineer to confirm amounts requested for financing and confirm all improvements are public improvements.	VS	$350.00	0.30	$105.00
Time (JT) 7/11/2024 Email correspondence with Dan Welch and Jeff Douglas; Telephone call with Dan Welch and Jeff Douglas; Reviewed and revised Bond Financing package.	JT	$250.00	3.10	$775.00
Time (JT) 7/12/2024 Reviewed and revised Bond Financing package documents; Drafted Engineer Certificate; Email correspondence with team; Telephone call with Jeff Douglas.	JT	$250.00	4.90	$1,225.00
Time (JT) 7/15/2024 Email correspondence with team; Revised and finalized Bond Financing package and assignment documents for Smith Trucking Company contract, including Assignment of Contract, Addendum to Contract, Scrutinized Company Statement, Public Entity Crimes Statement, Trench Safety Act Compliance and Costs Statements, Contractors Acknowledgement and Acceptance of Assignment, Developers Affidavit regarding Assignment of Contract, Affidavit regarding Costs Paid, District and Counseling Engineer's Certificate, Bill of Sale, Temporary Construction Easement, and Cost Share Agreement.	JT	$250.00	6.10	$1,525.00
Time (MC3) 7/16/2024 Coordinated assignment of contract.	MC	$420.00	0.40	$168.00
Time (JT) 7/16/2024 Email correspondence with team re: status of package; Email correspondence to team providing signature pages for execution; Reviewed and revised Bond Financing package; Received instruction as to tasks to complete from MC3 and VLS; Reviewed and revised Blanket Construction Easement; Received and reviewed Description of Completed Work and Acquisition Costs from Dan Welch.	JT	$250.00	3.70	$925.00
Time (JT) 7/17/2024 Finalized temporary construction easement; Email correspondence with team; Reviewed documents received from Dan Welch; Email correspondence with Dan Welch re: same; Received and reviewed signature pages from Jeff Douglas; Reviewed and finalized Bond Financing package and all supporting documents; Telephone call with David West.	JT	$250.00	6.60	$1,650.00
Time (VLS) 7/18/2024 Drafted, edited, and finalized Requisition 1 and agreement for acquisition of partially completed infrastructure.	VS	$350.00	2.10	$735.00

Time Entries	Billed By	Rate	Hours	Sub
Time (JT) 7/18/2024 Received and reviewed signature pages to Bond Financing package; Email correspondence to team re: same; Received and reviewed email correspondence from team re: Pipeline Constructors comments for assignment of contract document; Researched requirements of bonding contracts with CDD; Received instruction as to tasks to complete from VLS.	JT	$250.00	2.90	$725.00
Time (VLS) 7/19/2024 Prepared for, attended, and conducted Board of Supervisor's meeting.	VS	$350.00	1.50	$525.00
Time (JT) 7/19/2024 Drafted exhibit re: assignment of contracts per instructions received from VLS; Received and reviewed email correspondence from team; Received instruction as to tasks to complete from MC3.	JT	$250.00	1.70	$425.00
Time (JT) 7/22/2024 Received and reviewed executed documents from Dan Welch; Email correspondence to team re: same; Received instruction as to tasks to complete from MC3; Drafted memorandum to Client.	JT	$250.00	1.20	$300.00
Time (JT) 7/23/2024 Researched alternatives to Payment and Performance Bonds for assignment of contracts to CDD; Drafted memo re: same; Telephone call with Jeff Douglas; Telephone call with David West; Email correspondence with Jeff Douglas re: remaining documents needed from Pipeline Constructors; Email correspondence with David West; Email correspondence with George Flint; Received and reviewed executed documents from Pipeline Constructors; Email correspondence with Dan Welch; Finalized Bond Financing package and incorporated all executed documents into final package.	JT	$250.00	7.70	$1,925.00
Time (MC3) 7/23/2024	MC	$420.00	1.30	$546.00
Time 7/24/2024 Coordinated assignment of development documents; Telephone conference with Client; Telephone conference with Manager to coordinate same.	MC	$420.00	1.30	$546.00
Time (JT) 7/24/2024 Received and reviewed executed documents from Pipeline Constructors; Email correspondence to team re: same; Conducted final review of Bond Financing Package and sent to George Flint; Email correspondence and telephone call with George Flint re: same.	JT	$250.00	5.60	$1,400.00
Time (JT) 7/25/2024 Email correspondence and telephone call with George Flint; Reviewed and revised cover letter; Email correspondence to team re: same.	JT	$250.00	0.60	$150.00
		Time Entries Total	**81.80**	**$17,100.00**

Total (USD)	$18,315.50
Paid	$0.00
Balance	$18,315.50

Terms & Conditions

All Invoices Due Upon Receipt

Timekeeper Totals

Name	Rate	Hours	Total
JT	$250.00	49.50	$12,375.00
MC	$420.00	4.00	$1,680.00
VS	$350.00	8.70	$3,045.00

Trust Account Balance

Date	Item	Amount	Balance
8/27/2024	Current Balance		$0.00

Pay Now

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 6

(B) Name of Payee: Pipeline Constructors, Inc.
2117 North Temple Avenue
Starke, FL 32091

(C) Amount Payable: $693,318.74

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Pay Application 6 & 7*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

PIPELINE
Constructors, Inc.
License # CUC057285 & CBC1254712
Class V Fire # 77475900012006

2117 North Temple Avenue ♦ P.O. Box 189, Starke, FL 32091
Phone (904) 964-2019 ♦ Fax (904) 964-2916

Invoice

8.26.24

Invoice No. 272-06

Landings CDD
Attn: District Manager
219 E Livingston Street
Orlando, FL 32801

Project:
Grand Landings Phase 5-6 Ph1
Palm Coast

Description:

Current Gross Monthly Billing	$	334,818.74
Less 5% Retainage	$	16,740.94
Current Net Monthly Billing	**$**	**318,077.80**

Payment Due Net Thirty

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SITEWORK • UTILITIES • PAVING

PIPELINE CONSTRUCTORS INC.

2117 North Temple Ave. • Starke, FL

904-964-2019

CUC057285 • FPC14-000105 • CBC1254712

REQUEST FOR PAYMENT

DRAW (INVOICE) #: 06

DRAW DATE: 8.26.24

PERIOD END DATE: 8.26.24

PROJECT # 272

PROJECT: Grand Landings 5-6 Phase 1

LOCATION: Palm Coast, FL

			OFFICE USE ONLY
a)	Amount of original agreement	$ 5,675,400.57	
b)	Net Change Orders #1 thru # 2	$ 11,094.80	
c)	Revised agreement amount (a+b)	$ 5,686,495.37	
d)	Work completed to date	$ 4,705,453.41	
e)	Value of stored materials [redacted]	$ 0.00	
f)	Total completed & stored to date (d+e)	$ 4,705,453.41	
g)	Less previous applications (line f from previous draw)	$ 4,370,634.67	
h)	Current application (f-g)	$ 334,818.74	
i)	Less 5 % retainage (h*%)	$ 16,740.94	
j)	Less other deductions (State if applicable)	$ 0.00	
k)	Net amount this request (h-i-j)	$ 318,077.80	
l)	Balance to complete agreement (c-f)	$ 981,041.96	
m)	Job-To-Date Retainage Held	$ 235,272.67	

CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless Landings CDD against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing Landings CDD to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 26th day of Aug, 20 24

Pipeline Constructors, Inc. — Name of Company

By: Marney Best, PM — Signature

Project Manager — Title

2117 N. Temple Ave Starke, FL 32091 — Address

904-964-2019 — Phone

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 26th date of Aug, 20 24. My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford

Witness:

Tonya Johnson — Notary Public

TONYA JOHNSON Notary Public - State of Florida Commission # HH 073185 My Comm. Expires Mar 26, 2025 Bonded through National Notary Assn.

CHECK DELIVERY (CIRCLE ONE) * DELIVER TO JOB SITE * REGULAR MAIL * OVERNIGHT-FEDEX/UPS #

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $318,077.80, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 8.26.24 to Landings CDD on the job of Grand Landings 5-6 Phase 1, to the following described property:

Job Name: Grand Landings 5-6 Phase 1
Job Address: _____
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on August 26, 2024.

Pipeline Constructors, Inc.
(Subcontractor's Name)

By: Marney Best, PM

Printed Name Marney Best, PM

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 26th day of Aug, 2024, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:
(Subcontractor's Name)

✓ Personally known
_____ Produced Identification
Type of Identification Produced_____

Tonya Johnson
NOTARY PUBLIC
My Commission Expires 3/26/25

TONYA JOHNSON
Notary Public - State of Florida
Commission # HH 073185
My Comm. Expires Mar 26, 2025
Bonded through National Notary Assn.

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-06
Date: 8.26.2024
Thru Date: 8.30.2024

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
Mobilization/SWPPP/Erosion Control								
Mobilization	$ 25,000.00	$ 18,750.00	$ 1,250.00		$ 20,000.00	80%	$ 5,000.00	$ 1,000.00
Silt Fence	$ 24,088.35	$ 20,475.10	$ 1,204.41		$ 21,679.52	90%	$ 2,408.84	$ 1,083.98
Erosion Control	$ 22,000.00	$ 18,700.00	$ 1,100.00		$ 19,800.00	90%	$ 2,200.00	$ 990.00
NOI	$ 3,500.00	$ 2,975.00	$ 175.00		$ 3,150.00	90%	$ 350.00	$ 157.50
NPDES	$ 9,800.00	$ 8,330.00	$ 490.00		$ 8,820.00	90%	$ 980.00	$ 441.00
Construction Entrance	$ 14,000.00	$ 7,000.00	$ -		$ 7,000.00	50%	$ 7,000.00	$ 350.00
General Conditions	$ 182,687.00	$ 155,283.95	$ 9,134.35		$ 164,418.30	90%	$ 18,268.70	$ 8,220.92
Total Mobilization/SWPPP/Erosion Control	**$ 281,075.35**	**$ 231,514.05**	**$ 13,353.76**	**$ -**	**$ 244,867.82**		**$ 36,207.54**	**$ 12,243.39**
Earthwork								
Finish Grade	$ 60,000.00	$ -	$ -		$ -	0%	$ 60,000.00	$ -
Testing	$ 12,400.00	$ 6,200.00	$ -		$ 6,200.00	50%	$ 6,200.00	$ 310.00
Grading Asbuilts	$ 13,500.00	$ -	$ -		$ -	0%	$ 13,500.00	$ -
Total Seeding / Sodding	**$ 85,900.00**	**$ 6,200.00**	**$ -**	**$ -**	**$ 6,200.00**		**$ 79,700.00**	**$ 310.00**
Roadway								
Stabilization	$ 186,343.60	$ 186,343.60	$ -		$ 186,343.60	100%	$ -	$ 9,317.18
Asphalt Base	$ 203,550.00	$ 122,130.00	$ 81,420.00		$ 203,550.00	100%	$ -	$ 10,177.50
Base Finishing	$ 106,535.00	$ -	$ 106,535.00		$ 106,535.00	100%	$ -	$ 5,326.75
Asphalt Paving Site	$ 269,533.55	$ -	$ -		$ -	0%	$ 269,533.55	$ -
Asphalt Paving Entrance	$ 11,899.80	$ -	$ -		$ -	0%	$ 11,899.80	$ -
Prime	$ 16,226.10	$ -	$ 16,226.10		$ 16,226.10	100%	$ -	$ 811.31
Pavement Marking/Signage	$ 20,130.00	$ -	$ -		$ -	0%	$ 20,130.00	$ -
Fire Access	$ 12,724.80	$ -	$ -		$ -	0%	$ 12,724.80	$ -
Conservation Signs	$ 1,210.00	$ -	$ -		$ -	0%	$ 1,210.00	$ -
Sidewalk	$ 35,823.60	$ -	$ -		$ -	0%	$ 35,823.60	$ -
ADA Mats	$ 14,475.00	$ -	$ -		$ -	0%	$ 14,475.00	$ -
Curbs Miami	$ 186,788.79	$ 186,788.79	$ -		$ 186,788.79	100%	$ -	$ 9,339.44
Curbs City Standard	$ 5,925.00	$ -	$ -		$ -	0%	$ 5,925.00	$ -
Type "C"	$ 8,250.00	$ -	$ -		$ -	0%	$ 8,250.00	$ -
Paving Asbuilts	$ 9,600.00	$ -	$ -		$ -	0%	$ 9,600.00	$ -
Total Roadway	**$ 1,089,015.24**	**$ 495,262.39**	**$ 204,181.10**	**$ -**	**$ 699,443.49**		**$ 389,571.75**	**$ 34,972.17**
Seeding / Sodding								
Sod Swale/Ditches/Slopes	$ 19,161.45		$ -		$ -	0%	$ 19,161.45	$ -
Sod Pond (disturbe areas)	$ 69,997.95		$ -		$ -	0%	$ 69,997.95	$ -
Sod B.O.C.	$ 7,929.63		$ -		$ -	0%	$ 7,929.63	$ -
Seeding ROW	$ 11,253.00		$ -		$ -	0%	$ 11,253.00	$ -
Sod Open Spaces/Parks	$ 26,591.40		$ -		$ -	0%	$ 26,591.40	$ -
Seed Open Spaces	$ 5,989.50		$ -		$ -	0%	$ 5,989.50	$ -
Lot Seeding	$ 99,825.00		$ -		$ -	0%	$ 99,825.00	$ -
Total Seeding / Sodding	**$ 240,747.93**	**$ -**	**$ -**	**$ -**	**$ -**		**$ 240,747.93**	**$ -**

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-06
Date: 8.26.2024
Thru Date: 8.30.2024

Storm Drain								
C Inlet	$ 5,560.30	$ 5,560.30	$ -		$ 5,560.30	100%	$ -	$ 278.02
Curb Inlet	$ 88,102.20	$ 88,102.20	$ -		$ 88,102.20	100%	$ -	$ 4,405.11
Double Curb Inlet	$ 69,776.45	$ 69,776.45	$ -		$ 69,776.45	100%	$ -	$ 3,488.82
E Inlet	$ 5,084.40	$ 5,084.40	$ -		$ 5,084.40	100%	$ -	$ 254.22
H Inlet	$ 12,253.95	$ 12,253.95	$ -		$ 12,253.95	100%	$ -	$ 612.70
Manhole	$ 33,713.90	$ 33,713.90	$ -		$ 33,713.90	100%	$ -	$ 1,685.70
Yard Drain	$ 6,471.00	$ 6,471.00	$ -		$ 6,471.00	100%	$ -	$ 323.55
18" MES	$ 3,995.70	$ 3,995.70	$ -		$ 3,995.70	100%	$ -	$ 199.79
24" MES	$ 11,096.10	$ 11,096.10	$ -		$ 11,096.10	100%	$ -	$ 554.81
30" MES	$ 14,773.20	$ 14,773.20	$ -		$ 14,773.20	100%	$ -	$ 738.66
36" MES	$ 6,108.70	$ 6,108.70	$ -		$ 6,108.70	100%	$ -	$ 305.44
34x53 MES	$ 12,614.00	$ 12,614.00	$ -		$ 12,614.00	100%	$ -	$ 630.70
Curb Inlet Grade Rings	$ 19,461.00	$ 19,461.00	$ -		$ 19,461.00	100%	$ -	$ 973.05
Manhole Grade Rings	$ 3,042.00	$ 1,521.00	$ 1,521.00		$ 3,042.00	100%	$ -	$ 152.10
18" RCP	$ 8,596.80	$ 8,596.80	$ -		$ 8,596.80	100%	$ -	$ 429.84
18" HP	$ 52,589.89	$ 52,589.89	$ -		$ 52,589.89	100%	$ -	$ 2,629.49
24" RCP	$ 27,435.20	$ 27,435.20	$ -		$ 27,435.20	100%	$ -	$ 1,371.76
24" HP	$ 142,252.94	$ 142,252.94	$ -		$ 142,252.94	100%	$ -	$ 7,112.65
30" HP	$ 88,571.44	$ 88,571.44	$ -		$ 88,571.44	100%	$ -	$ 4,428.57
34X53 ERCP	$ 60,899.40	$ 60,899.40	$ -		$ 60,899.40	100%	$ -	$ 3,044.97
12" HP	$ 1,113.82	$ 1,113.82	$ -		$ 1,113.82	100%	$ -	$ 55.69
18" Inlate Drain w/grate	$ 1,773.50	$ 1,773.50	$ -		$ 1,773.50	100%	$ -	$ 88.68
18" Nyloplast Drain Basin 5"	$ 2,969.95	$ 2,969.95	$ -		$ 2,969.95	100%	$ -	$ 148.50
18" Nyloplast Drain Basin 3"	$ 2,934.30	$ 2,934.30	$ -		$ 2,934.30	100%	$ -	$ 146.72
Underdrain Stub Outs @ Inlet	$ 17,570.00	$ 17,570.00	$ -		$ 17,570.00	100%	$ -	$ 878.50
Storm Pipe Certification	$ 35,117.40	$ 17,558.70	$ 17,558.70		$ 35,117.40	100%	$ -	$ 1,755.87
Dewater	$ 91,020.80	$ 91,020.80	$ -		$ 91,020.80	100%	$ -	$ 4,551.04
Layout	$ 15,950.00	$ 15,950.00	$ -		$ 15,950.00	100%	$ -	$ 797.50
Asbuilts	$ 17,400.00	$ -	$ -		$ -	0%	$ 17,400.00	$ -
CM #2 - Added Yard Drain & 18" HP Pipe (1204B)	$ 11,386.74	$ 11,386.74	$ -		$ 11,386.74	100%	$ -	$ 569.34
Total Storm Drain	**$ 869,635.08**	**$ 833,155.38**	**$ 19,079.70**	**$ -**	**$ 852,235.08**		**$ 17,400.00**	**$ 42,611.75**
Sanitary Sewer								
Manhole	$ 179,718.85	$ 179,718.85	$ -		$ 179,718.85	100%	$ -	$ 8,985.94
Manhole "Drop"	$ 10,559.70	$ 10,559.70	$ -		$ 10,559.70	100%	$ -	$ 527.99
Manhole "Lined"	$ 27,730.80	$ 27,730.80	$ -		$ 27,730.80	100%	$ -	$ 1,386.54
Grade Rings	$ 15,086.25	$ 7,543.13	$ 7,543.13		$ 15,086.25	100%	$ -	$ 754.31
8" PVC	$ 286,482.15	$ 286,482.15	$ -		$ 286,482.15	100%	$ -	$ 14,324.11
Services	$ 285,696.00	$ 285,696.00	$ -		$ 285,696.00	100%	$ -	$ 14,284.80
Outside Drop @ Manhole	$ 1,228.40	$ 1,228.40	$ -		$ 1,228.40	100%	$ -	$ 61.42
Dewater	$ 136,080.00	$ 136,080.00	$ -		$ 136,080.00	100%	$ -	$ 6,804.00
TV	$ 54,602.10	$ 27,301.05	$ 27,301.05		$ 54,602.10	100%	$ -	$ 2,730.11

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-06
Date: 8.26.2024
Thru Date: 8.30.2024

Layout	$ 7,425.00	$ 7,425.00	$ -		$ 7,425.00	100%	$ -	$ 371.25
Asbuilts	$ 9,450.00	$ -	$ -		$ -	0%	$ 9,450.00	$ -
Total Sanitary Sewer	**$ 1,014,059.25**	**$ 969,765.08**	**$ 34,844.18**	**$ -**	**$ 1,004,609.25**		**$ 9,450.00**	**$ 50,230.46**
Force Main								
6" DR 18	$ 64,371.00	$ 57,933.90	$ -		$ 57,933.90	90%	$ 6,437.10	$ 2,896.70
6" Misc Fittings	$ 23,315.55	$ 20,750.84	$ -		$ 20,750.84	89%	$ 2,564.71	$ 1,037.54
6" Plug Valve Assembly	$ 1,641.90	$ 1,034.40	$ -		$ 1,034.40	63%	$ 607.50	$ 51.72
Air Release Valves	$ 9,502.50	$ 4,941.30	$ -		$ 4,941.30	52%	$ 4,561.20	$ 247.07
Air Release Vault	$ 41,462.85	$ 35,658.05	$ -		$ 35,658.05	86%	$ 5,804.80	$ 1,782.90
Restraints/Wire	$ 4,261.30	$ 3,835.17	$ -		$ 3,835.17	90%	$ 426.13	$ 191.76
PT	$ 4,200.00	$ -	$ -		$ -	0%	$ 4,200.00	$ -
Layout	$ 3,100.00	$ 3,100.00	$ -		$ 3,100.00	100%	$ -	$ 155.00
Wire Testing	$ 6,192.00	$ 6,192.00	$ -		$ 6,192.00	100%	$ -	$ 309.60
Asbuilts	$ 4,200.00	$ -	$ -		$ -	0%	$ 4,200.00	$ -
Total Force Main / Lift Station	**$ 162,247.10**	**$ 133,445.66**	**$ -**	**$ -**	**$ 133,445.66**		**$ 28,801.44**	**$ 6,672.28**
Lift Station								
Wet Well (22-24)	$ 81,898.20	$ 81,898.20	$ -		$ 81,898.20	100%	$ -	$ 4,094.91
Lift Station P.B.M.	$ 264,000.00	$ 95,040.00	$ 63,360.00		$ 158,400.00	60%	$ 105,600.00	$ 7,920.00
Dewater	$ 17,500.00	$ 17,500.00	$ -		$ 17,500.00	100%	$ -	$ 875.00
Survey	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$ -	$ 175.00
Start Up	$ 3,500.00	$ -	$ -		$ -	0%	$ 3,500.00	$ -
Total Lift Station	**$ 370,398.20**	**$ 197,938.20**	**$ 63,360.00**	**$ -**	**$ 261,298.20**		**$ 109,100.00**	**$ 13,064.91**
Water								
8" DR 18	$ 219,712.48	$ 219,712.48	$ -		$ 219,712.48	100%	$ -	$ 10,985.62
6" DR 18	$ 2,495.00	$ 2,495.00	$ -		$ 2,495.00	100%	$ -	$ 124.75
4" DR 18	$ 2,756.52	$ 2,756.52	$ -		$ 2,756.52	100%	$ -	$ 137.83
16x8 Wet Tapp	$ 14,088.35	$ 14,088.35	$ -		$ 14,088.35	100%	$ -	$ 704.42
Single Service	$ 79,362.00	$ 79,362.00	$ -		$ 79,362.00	100%	$ -	$ 3,968.10
Long Single Service	$ 106,316.82	$ 106,316.82	$ -		$ 106,316.82	100%	$ -	$ 5,315.84
Lift Station Service	$ 2,019.80	$ 2,019.80	$ -		$ 2,019.80	100%	$ -	$ 100.99
8" Gate Valve	$ 45,202.40	$ 45,202.40	$ -		$ 45,202.40	100%	$ -	$ 2,260.12
6" Gate Valve	$ 19,570.00	$ 19,570.00	$ -		$ 19,570.00	100%	$ -	$ 978.50
Fire Hydrant	$ 40,684.00	$ 40,684.00	$ -		$ 40,684.00	100%	$ -	$ 2,034.20
Flushing Hydrant	$ 9,531.30	$ 9,531.30	$ -		$ 9,531.30	100%	$ -	$ 476.57
8" Misc Fittings	$ 52,422.75	$ 52,422.75	$ -		$ 52,422.75	100%	$ -	$ 2,621.14
6" Misc Fittings	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
4" Misc Fittings	$ 285.15	$ 285.15	$ -		$ 285.15	100%	$ -	$ 14.26
Restraints/Wire	$ 35,857.10	$ 35,857.10	$ -		$ 35,857.10	100%	$ -	$ 1,792.86
PT/BT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,740.00	$ 4,740.00	$ -		$ 4,740.00	100%	$ -	$ 237.00
Wire Testing	$ 20,376.00	$ 20,376.00	$ -		$ 20,376.00	100%	$ -	$ 1,018.80
Asbuilts	$ 6,550.00	$ -	$ -		$ -	0%	$ 6,550.00	$ -

Pipeline Constructors, Inc.

JOB NAME Grand Landings Phase 5-6 Ph 1

Schedule of Values **Through Change Order #1**

Billing No. 272-06

Date: 8.26.2024

Thru Date: 8.30.2024

Total Water	**$ 669,871.17**	**$ 659,921.17**	**$ -**	**$ -**	**$ 659,921.17**		**$ 9,950.00**	**$ 32,996.06**
Raw Water								
Remove Existing	$ 39,790.00	$ 19,895.00	$ -		$ 19,895.00	50%	$ 19,895.00	$ 994.75
10" DR18	$ 78,711.36	$ 78,711.36	$ -		$ 78,711.36	100%	$ -	$ 3,935.57
10" Gate Valve	$ 9,420.45	$ 9,420.45	$ -		$ 9,420.45	100%	$ -	$ 471.02
10" Misc Fittings	$ 12,780.75	$ 12,780.75	$ -		$ 12,780.75	100%	$ -	$ 639.04
Restraints/Wire	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
PT/BT	$ 3,500.00	$ 1,750.00	$ -		$ 1,750.00	50%	$ 1,750.00	$ 87.50
Layout	$ 950.00	$ 950.00	$ -		$ 950.00	100%	$ -	$ 47.50
Wire Testing	$ 3,744.00	$ 3,744.00	$ -		$ 3,744.00	100%	$ -	$ 187.20
Asbuilts	$ 1,400.00	$ 1,400.00	$ -		$ 1,400.00	100%	$ -	$ 70.00
Total Raw Water	**$ 151,398.06**	**$ 129,753.06**	**$ -**	**$ -**	**$ 129,753.06**		**$ 21,645.00**	**$ 6,487.65**
ReUse Water								
8" DR 18	$ 302,480.88	$ 287,356.84	$ -		$ 287,356.84	95%	$ 15,124.04	$ 14,367.84
6" DR 18	$ 7,485.00	$ 7,485.00	$ -		$ 7,485.00	100%	$ -	$ 374.25
4" DR 18	$ 2,143.96	$ 2,143.96	$ -		$ 2,143.96	100%	$ -	$ 107.20
Single Service	$ 70,820.00	$ 70,820.00	$ -		$ 70,820.00	100%	$ -	$ 3,541.00
Long Single Service	$ 118,760.00	$ 118,760.00	$ -		$ 118,760.00	100%	$ -	$ 5,938.00
8" Gate Valve	$ 76,279.05	$ 72,465.10	$ -		$ 72,465.10	95%	$ 3,813.95	$ 3,623.25
Flushing Hydrant	$ 14,317.65	$ 14,317.65	$ -		$ 14,317.65	100%	$ -	$ 715.88
Air Release Valves	$ 7,109.20	$ 4,549.89	$ -		$ 4,549.89	64%	$ 2,559.31	$ 227.49
8" Misc Fittings	$ 61,113.05	$ 58,057.40	$ -		$ 58,057.40	95%	$ 3,055.65	$ 2,902.87
6" Misc Fittings	$ 870.90	$ 870.90	$ -		$ 870.90	100%	$ -	$ 43.55
4" Misc Fittings	$ 571.45	$ 571.45	$ -		$ 571.45	100%	$ -	$ 28.57
Restraints/Wire	$ 43,006.85	$ 40,856.51	$ -		$ 40,856.51	95%	$ 2,150.34	$ 2,042.83
PT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,650.00	$ 4,185.00	$ -		$ 4,185.00	90%	$ 465.00	$ 209.25
Wire Testing	$ 27,840.00	$ 27,840.00	$ -		$ 27,840.00	100%	$ -	$ 1,392.00
Asbuilts	$ 7,900.00	$ -	$ -		$ -	0%	$ 7,900.00	$ -
Total ReUse Water	**$ 752,147.99**	**$ 713,679.69**	**$ -**	**$ -**	**$ 713,679.69**		**$ 38,468.30**	**$ 35,683.98**
Total All Scope of Work	**$ 5,686,495.37**	**$ 4,370,634.67**	**$ 334,818.74**	**$ -**	**$ 4,705,453.41**		**$ 981,041.96**	**$ 235,272.67**

PIPELINE Constructors, Inc.
License # CUC057285 & CBC1254712
Class V Fire # 77475900012006
2117 North Temple Avenue ♦ P.O. Box 189, Starke, FL 32091
Phone (904) 964-2019 ♦ Fax (904) 964-2916

Invoice

9.25.24

Invoice No. 272-07

Landings CDD
Attn: District Manager
219 E Livingston Street
Orlando, FL 32801

Project:
Grand Landings Phase 5-6 Ph1
Palm Coast

Description:

Current Gross Monthly Billing	$	394,990.46
Less 5% Retainage	$	19,749.52
Current Net Monthly Billing	**$**	**375,240.94**

Payment Due Net Thirty

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SITEWORK • UTILITIES • PAVING

PIPELINE CONSTRUCTORS INC.

2117 North Temple Ave. • Starke, FL

904-964-2019

CUC057285 • FPC14-000105 • CBC1254712

REQUEST FOR PAYMENT

DRAW (INVOICE) #: 06

DRAW DATE: 8.26.24

PERIOD END DATE: 8.26.24

PROJECT # 272

PROJECT: Grand Landings 5-6 Phase 1

LOCATION: Palm Coast, FL

			OFFICE USE ONLY
a)	Amount of original agreement	$ 5,675,400.57	
b)	Net Change Orders #1 thru # 2	$ 11,094.80	
c)	Revised agreement amount (a+b)	$ 5,686,495.37	
d)	Work completed to date	$ 4,705,453.41	
e)	Value of stored materials [redacted]	$ 0.00	
f)	Total completed & stored to date (d+e)	$ 4,705,453.41	
g)	Less previous applications (line f from previous draw)	$ 4,370,634.67	
h)	Current application (f-g)	$ 334,818.74	
i)	Less 5 % retainage (h*%)	$ 16,740.94	
j)	Less other deductions (State if applicable)	$ 0.00	
k)	Net amount this request (h-i-j)	$ 318,077.80	
l)	Balance to complete agreement (c-f)	$ 981,041.96	
m)	Job-To-Date Retainage Held	$ 235,272.67	

CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless Landings CDD against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing Landings CDD to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 26th day of Aug, 20 24

Pipeline Constructors, Inc. — Name of Company

By: Marney Best, PM — Signature

Project Manager — Title

2117 N. Temple Ave Starke, FL 32091 — Address

904-964-2019 — Phone

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 26th date of Aug, 20 24. My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford

Tonya Johnson — Notary Public

TONYA JOHNSON
Notary Public - State of Florida
Commission # HH 073185
My Comm. Expires Mar 26, 2025
Bonded through National Notary Assn.

Witness: _____

CHECK DELIVERY (CIRCLE ONE) * DELIVER TO JOB SITE * REGULAR MAIL * OVERNIGHT-FEDEX/UPS #_____

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $318,077.80, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 8.26.24 to Landings CDD on the job of Grand Landings 5-6 Phase 1, to the following described property:

Job Name: Grand Landings 5-6 Phase 1
Job Address: _____
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on August 26, 2024.

Pipeline Constructors, Inc.
(Subcontractor's Name)

By: Marney Best, PM

Printed Name Marney Best, PM

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 26th day of Aug, 2024, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:
(Subcontractor's Name)

✓ Personally known
_____ Produced Identification
Type of Identification Produced_____

TONYA JOHNSON
Notary Public - State of Florida
Commission # HH 073185
My Comm. Expires Mar 26, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC
My Commission Expires 3/26/25

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-07
Date: 9.25.2024
Thru Date: 9.30.2024

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
Mobilization/SWPPP/Erosion Control								
Mobilization	$ 25,000.00	$ 20,000.00	$ 2,500.00		$ 22,500.00	90%	$ 2,500.00	$ 1,125.00
Silt Fence	$ 24,088.35	$ 21,679.52	$ 722.65		$ 22,402.17	93%	$ 1,686.18	$ 1,120.11
Erosion Control	$ 22,000.00	$ 19,800.00	$ 660.00		$ 20,460.00	93%	$ 1,540.00	$ 1,023.00
NOI	$ 3,500.00	$ 3,150.00	$ 105.00		$ 3,255.00	93%	$ 245.00	$ 162.75
NPDES	$ 9,800.00	$ 8,820.00	$ 294.00		$ 9,114.00	93%	$ 686.00	$ 455.70
Construction Entrance	$ 14,000.00	$ 7,000.00	$ 3,500.00		$ 10,500.00	75%	$ 3,500.00	$ 525.00
General Conditions	$ 182,687.00	$ 164,418.30	$ 5,480.61		$ 169,898.91	93%	$ 12,788.09	$ 8,494.95
Total Mobilization/SWPPP/Erosion Control	**$ 281,075.35**	**$ 244,867.82**	**$ 13,262.26**	**$ -**	**$ 258,130.08**		**$ 22,945.27**	**$ 12,906.50**
Earthwork								
Finish Grade	$ 60,000.00	$ -	$ 24,000.00		$ 24,000.00	40%	$ 36,000.00	$ 1,200.00
Testing	$ 12,400.00	$ 6,200.00	$ 6,200.00		$ 12,400.00	100%	$ -	$ 620.00
Grading Asbuilts	$ 13,500.00	$ -	$ 4,050.00		$ 4,050.00	30%	$ 9,450.00	$ 202.50
Total Seeding / Sodding	**$ 85,900.00**	**$ 6,200.00**	**$ 34,250.00**	**$ -**	**$ 40,450.00**		**$ 45,450.00**	**$ 2,022.50**
Roadway								
Stabilization	$ 186,343.60	$ 186,343.60	$ -		$ 186,343.60	100%	$ -	$ 9,317.18
Asphalt Base	$ 203,550.00	$ 203,550.00	$ -		$ 203,550.00	100%	$ -	$ 10,177.50
Base Finishing	$ 106,535.00	$ 106,535.00	$ -		$ 106,535.00	100%	$ -	$ 5,326.75
Asphalt Paving Site	$ 269,533.55	$ -	$ 269,533.55		$ 269,533.55	100%	$ -	$ 13,476.68
Asphalt Paving Entrance	$ 11,899.80	$ -	$ -		$ -	0%	$ 11,899.80	$ -
Prime	$ 16,226.10	$ 16,226.10	$ -		$ 16,226.10	100%	$ -	$ 811.31
Pavement Marking/Signage	$ 20,130.00	$ -	$ -		$ -	0%	$ 20,130.00	$ -
Fire Access	$ 12,724.80	$ -	$ 12,724.80		$ 12,724.80	100%	$ -	$ 636.24
Conservation Signs	$ 1,210.00	$ -	$ -		$ -	0%	$ 1,210.00	$ -
Sidewalk	$ 35,823.60	$ -	$ -		$ -	0%	$ 35,823.60	$ -
ADA Mats	$ 14,475.00	$ -	$ -		$ -	0%	$ 14,475.00	$ -
Curbs Miami	$ 186,788.79	$ 186,788.79	$ -		$ 186,788.79	100%	$ -	$ 9,339.44
Curbs City Standard	$ 5,925.00	$ -	$ -		$ -	0%	$ 5,925.00	$ -
Type "C"	$ 8,250.00	$ -	$ -		$ -	0%	$ 8,250.00	$ -
Paving Asbuilts	$ 9,600.00	$ -	$ 2,880.00		$ 2,880.00	30%	$ 6,720.00	$ 144.00
Total Roadway	**$ 1,089,015.24**	**$ 699,443.49**	**$ 285,138.35**	**$ -**	**$ 984,581.84**		**$ 104,433.40**	**$ 49,229.09**
Seeding / Sodding								
Sod Swale/Ditches/Slopes	$ 19,161.45		$ 4,790.36		$ 4,790.36	25%	$ 14,371.09	$ 239.52
Sod Pond (disturbe areas)	$ 69,997.95		$ 17,499.49		$ 17,499.49	25%	$ 52,498.46	$ 874.97
Sod B.O.C.	$ 7,929.63		$ -		$ -	0%	$ 7,929.63	$ -
Seeding ROW	$ 11,253.00		$ -		$ -	0%	$ 11,253.00	$ -
Sod Open Spaces/Parks	$ 26,591.40		$ -		$ -	0%	$ 26,591.40	$ -
Seed Open Spaces	$ 5,989.50		$ -		$ -	0%	$ 5,989.50	$ -
Lot Seeding	$ 99,825.00		$ -		$ -	0%	$ 99,825.00	$ -
Total Seeding / Sodding	**$ 240,747.93**	**$ -**	**$ 22,289.85**	**$ -**	**$ 22,289.85**		**$ 218,458.08**	**$ 1,114.49**

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-07
Date: 9.25.2024
Thru Date: 9.30.2024

Storm Drain								
C Inlet	$ 5,560.30	$ 5,560.30	$ -		$ 5,560.30	100%	$ -	$ 278.02
Curb Inlet	$ 88,102.20	$ 88,102.20	$ -		$ 88,102.20	100%	$ -	$ 4,405.11
Double Curb Inlet	$ 69,776.45	$ 69,776.45	$ -		$ 69,776.45	100%	$ -	$ 3,488.82
E Inlet	$ 5,084.40	$ 5,084.40	$ -		$ 5,084.40	100%	$ -	$ 254.22
H Inlet	$ 12,253.95	$ 12,253.95	$ -		$ 12,253.95	100%	$ -	$ 612.70
Manhole	$ 33,713.90	$ 33,713.90	$ -		$ 33,713.90	100%	$ -	$ 1,685.70
Yard Drain	$ 6,471.00	$ 6,471.00	$ -		$ 6,471.00	100%	$ -	$ 323.55
18" MES	$ 3,995.70	$ 3,995.70	$ -		$ 3,995.70	100%	$ -	$ 199.79
24" MES	$ 11,096.10	$ 11,096.10	$ -		$ 11,096.10	100%	$ -	$ 554.81
30" MES	$ 14,773.20	$ 14,773.20	$ -		$ 14,773.20	100%	$ -	$ 738.66
36" MES	$ 6,108.70	$ 6,108.70	$ -		$ 6,108.70	100%	$ -	$ 305.44
34x53 MES	$ 12,614.00	$ 12,614.00	$ -		$ 12,614.00	100%	$ -	$ 630.70
Curb Inlet Grade Rings	$ 19,461.00	$ 19,461.00	$ -		$ 19,461.00	100%	$ -	$ 973.05
Manhole Grade Rings	$ 3,042.00	$ 3,042.00	$ -		$ 3,042.00	100%	$ -	$ 152.10
18" RCP	$ 8,596.80	$ 8,596.80	$ -		$ 8,596.80	100%	$ -	$ 429.84
18" HP	$ 52,589.89	$ 52,589.89	$ -		$ 52,589.89	100%	$ -	$ 2,629.49
24" RCP	$ 27,435.20	$ 27,435.20	$ -		$ 27,435.20	100%	$ -	$ 1,371.76
24" HP	$ 142,252.94	$ 142,252.94	$ -		$ 142,252.94	100%	$ -	$ 7,112.65
30" HP	$ 88,571.44	$ 88,571.44	$ -		$ 88,571.44	100%	$ -	$ 4,428.57
34X53 ERCP	$ 60,899.40	$ 60,899.40	$ -		$ 60,899.40	100%	$ -	$ 3,044.97
12" HP	$ 1,113.82	$ 1,113.82	$ -		$ 1,113.82	100%	$ -	$ 55.69
18" Inlate Drain w/grate	$ 1,773.50	$ 1,773.50	$ -		$ 1,773.50	100%	$ -	$ 88.68
18" Nyloplast Drain Basin 5"	$ 2,969.95	$ 2,969.95	$ -		$ 2,969.95	100%	$ -	$ 148.50
18" Nyloplast Drain Basin 3"	$ 2,934.30	$ 2,934.30	$ -		$ 2,934.30	100%	$ -	$ 146.72
Underdrain Stub Outs @ Inlet	$ 17,570.00	$ 17,570.00	$ -		$ 17,570.00	100%	$ -	$ 878.50
Storm Pipe Certification	$ 35,117.40	$ 35,117.40	$ -		$ 35,117.40	100%	$ -	$ 1,755.87
Dewater	$ 91,020.80	$ 91,020.80	$ -		$ 91,020.80	100%	$ -	$ 4,551.04
Layout	$ 15,950.00	$ 15,950.00	$ -		$ 15,950.00	100%	$ -	$ 797.50
Asbuilts	$ 17,400.00	$ -	$ 5,220.00		$ 5,220.00	30%	$ 12,180.00	$ 261.00
CM #2 - Added Yard Drain & 18" HP Pipe (1204B)	$ 11,386.74	$ 11,386.74	$ -		$ 11,386.74	100%	$ -	$ 569.34
Total Storm Drain	**$ 869,635.08**	**$ 852,235.08**	**$ 5,220.00**	**$ -**	**$ 857,455.08**		**$ 12,180.00**	**$ 42,872.75**
Sanitary Sewer								
Manhole	$ 179,718.85	$ 179,718.85	$ -		$ 179,718.85	100%	$ -	$ 8,985.94
Manhole "Drop"	$ 10,559.70	$ 10,559.70	$ -		$ 10,559.70	100%	$ -	$ 527.99
Manhole "Lined"	$ 27,730.80	$ 27,730.80	$ -		$ 27,730.80	100%	$ -	$ 1,386.54
Grade Rings	$ 15,086.25	$ 15,086.25	$ -		$ 15,086.25	100%	$ -	$ 754.31
8" PVC	$ 286,482.15	$ 286,482.15	$ -		$ 286,482.15	100%	$ -	$ 14,324.11
Services	$ 285,696.00	$ 285,696.00	$ -		$ 285,696.00	100%	$ -	$ 14,284.80
Outside Drop @ Manhole	$ 1,228.40	$ 1,228.40	$ -		$ 1,228.40	100%	$ -	$ 61.42
Dewater	$ 136,080.00	$ 136,080.00	$ -		$ 136,080.00	100%	$ -	$ 6,804.00
TV	$ 54,602.10	$ 54,602.10	$ -		$ 54,602.10	100%	$ -	$ 2,730.11

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-07
Date: 9.25.2024
Thru Date: 9.30.2024

Layout	$ 7,425.00	$ 7,425.00	$ -		$ 7,425.00	100%	$ -	$ 371.25
Asbuilts	$ 9,450.00	$ -	$ 2,835.00		$ 2,835.00	30%	$ 6,615.00	$ 141.75
Total Sanitary Sewer	**$ 1,014,059.25**	**$ 1,004,609.25**	**$ 2,835.00**	**$ -**	**$ 1,007,444.25**		**$ 6,615.00**	**$ 50,372.21**
Force Main								
6" DR 18	$ 64,371.00	$ 57,933.90	$ -		$ 57,933.90	90%	$ 6,437.10	$ 2,896.70
6" Misc Fittings	$ 23,315.55	$ 20,750.84	$ -		$ 20,750.84	89%	$ 2,564.71	$ 1,037.54
6" Plug Valve Assembly	$ 1,641.90	$ 1,034.40	$ -		$ 1,034.40	63%	$ 607.50	$ 51.72
Air Release Valves	$ 9,502.50	$ 4,941.30	$ -		$ 4,941.30	52%	$ 4,561.20	$ 247.07
Air Release Vault	$ 41,462.85	$ 35,658.05	$ -		$ 35,658.05	86%	$ 5,804.80	$ 1,782.90
Restraints/Wire	$ 4,261.30	$ 3,835.17	$ -		$ 3,835.17	90%	$ 426.13	$ 191.76
PT	$ 4,200.00	$ -	$ -		$ -	0%	$ 4,200.00	$ -
Layout	$ 3,100.00	$ 3,100.00	$ -		$ 3,100.00	100%	$ -	$ 155.00
Wire Testing	$ 6,192.00	$ 6,192.00	$ -		$ 6,192.00	100%	$ -	$ 309.60
Asbuilts	$ 4,200.00	$ -	$ 1,260.00		$ 1,260.00	30%	$ 2,940.00	$ 63.00
Total Force Main / Lift Station	**$ 162,247.10**	**$ 133,445.66**	**$ 1,260.00**	**$ -**	**$ 134,705.66**		**$ 27,541.44**	**$ 6,735.28**
Lift Station								
Wet Well (22-24)	$ 81,898.20	$ 81,898.20	$ -		$ 81,898.20	100%	$ -	$ 4,094.91
Lift Station P.B.M.	$ 264,000.00	$ 158,400.00	$ 26,400.00		$ 184,800.00	70%	$ 79,200.00	$ 9,240.00
Dewater	$ 17,500.00	$ 17,500.00	$ -		$ 17,500.00	100%	$ -	$ 875.00
Survey	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$ -	$ 175.00
Start Up	$ 3,500.00	$ -	$ -		$ -	0%	$ 3,500.00	$ -
Total Lift Station	**$ 370,398.20**	**$ 261,298.20**	**$ 26,400.00**	**$ -**	**$ 287,698.20**		**$ 82,700.00**	**$ 14,384.91**
Water								
8" DR 18	$ 219,712.48	$ 219,712.48	$ -		$ 219,712.48	100%	$ -	$ 10,985.62
6" DR 18	$ 2,495.00	$ 2,495.00	$ -		$ 2,495.00	100%	$ -	$ 124.75
4" DR 18	$ 2,756.52	$ 2,756.52	$ -		$ 2,756.52	100%	$ -	$ 137.83
16x8 Wet Tapp	$ 14,088.35	$ 14,088.35	$ -		$ 14,088.35	100%	$ -	$ 704.42
Single Service	$ 79,362.00	$ 79,362.00	$ -		$ 79,362.00	100%	$ -	$ 3,968.10
Long Single Service	$ 106,316.82	$ 106,316.82	$ -		$ 106,316.82	100%	$ -	$ 5,315.84
Lift Station Service	$ 2,019.80	$ 2,019.80	$ -		$ 2,019.80	100%	$ -	$ 100.99
8" Gate Valve	$ 45,202.40	$ 45,202.40	$ -		$ 45,202.40	100%	$ -	$ 2,260.12
6" Gate Valve	$ 19,570.00	$ 19,570.00	$ -		$ 19,570.00	100%	$ -	$ 978.50
Fire Hydrant	$ 40,684.00	$ 40,684.00	$ -		$ 40,684.00	100%	$ -	$ 2,034.20
Flushing Hydrant	$ 9,531.30	$ 9,531.30	$ -		$ 9,531.30	100%	$ -	$ 476.57
8" Misc Fittings	$ 52,422.75	$ 52,422.75	$ -		$ 52,422.75	100%	$ -	$ 2,621.14
6" Misc Fittings	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
4" Misc Fittings	$ 285.15	$ 285.15	$ -		$ 285.15	100%	$ -	$ 14.26
Restraints/Wire	$ 35,857.10	$ 35,857.10	$ -		$ 35,857.10	100%	$ -	$ 1,792.86
PT/BT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,740.00	$ 4,740.00	$ -		$ 4,740.00	100%	$ -	$ 237.00
Wire Testing	$ 20,376.00	$ 20,376.00	$ -		$ 20,376.00	100%	$ -	$ 1,018.80
Asbuilts	$ 6,550.00	$ -	$ 1,965.00		$ 1,965.00	30%	$ 4,585.00	$ 98.25

Pipeline Constructors, Inc.

JOB NAME Grand Landings Phase 5-6 Ph 1

Schedule of Values **Through Change Order #1**

Billing No. 272-07

Date: 9.25.2024

Thru Date: 9.30.2024

Total Water	**$ 669,871.17**	**$ 659,921.17**	**$ 1,965.00**	**$ -**	**$ 661,886.17**		**$ 7,985.00**	**$ 33,094.31**
Raw Water								
Remove Existing	$ 39,790.00	$ 19,895.00	$ -		$ 19,895.00	50%	$ 19,895.00	$ 994.75
10" DR18	$ 78,711.36	$ 78,711.36	$ -		$ 78,711.36	100%	$ -	$ 3,935.57
10" Gate Valve	$ 9,420.45	$ 9,420.45	$ -		$ 9,420.45	100%	$ -	$ 471.02
10" Misc Fittings	$ 12,780.75	$ 12,780.75	$ -		$ 12,780.75	100%	$ -	$ 639.04
Restraints/Wire	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
PT/BT	$ 3,500.00	$ 1,750.00	$ -		$ 1,750.00	50%	$ 1,750.00	$ 87.50
Layout	$ 950.00	$ 950.00	$ -		$ 950.00	100%	$ -	$ 47.50
Wire Testing	$ 3,744.00	$ 3,744.00	$ -		$ 3,744.00	100%	$ -	$ 187.20
Asbuilts	$ 1,400.00	$ 1,400.00	$ -		$ 1,400.00	100%	$ -	$ 70.00
Total Raw Water	**$ 151,398.06**	**$ 129,753.06**	**$ -**	**$ -**	**$ 129,753.06**		**$ 21,645.00**	**$ 6,487.65**
ReUse Water								
8" DR 18	$ 302,480.88	$ 287,356.84	$ -		$ 287,356.84	95%	$ 15,124.04	$ 14,367.84
6" DR 18	$ 7,485.00	$ 7,485.00	$ -		$ 7,485.00	100%	$ -	$ 374.25
4" DR 18	$ 2,143.96	$ 2,143.96	$ -		$ 2,143.96	100%	$ -	$ 107.20
Single Service	$ 70,820.00	$ 70,820.00	$ -		$ 70,820.00	100%	$ -	$ 3,541.00
Long Single Service	$ 118,760.00	$ 118,760.00	$ -		$ 118,760.00	100%	$ -	$ 5,938.00
8" Gate Valve	$ 76,279.05	$ 72,465.10	$ -		$ 72,465.10	95%	$ 3,813.95	$ 3,623.25
Flushing Hydrant	$ 14,317.65	$ 14,317.65	$ -		$ 14,317.65	100%	$ -	$ 715.88
Air Release Valves	$ 7,109.20	$ 4,549.89	$ -		$ 4,549.89	64%	$ 2,559.31	$ 227.49
8" Misc Fittings	$ 61,113.05	$ 58,057.40	$ -		$ 58,057.40	95%	$ 3,055.65	$ 2,902.87
6" Misc Fittings	$ 870.90	$ 870.90	$ -		$ 870.90	100%	$ -	$ 43.55
4" Misc Fittings	$ 571.45	$ 571.45	$ -		$ 571.45	100%	$ -	$ 28.57
Restraints/Wire	$ 43,006.85	$ 40,856.51	$ -		$ 40,856.51	95%	$ 2,150.34	$ 2,042.83
PT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,650.00	$ 4,185.00	$ -		$ 4,185.00	90%	$ 465.00	$ 209.25
Wire Testing	$ 27,840.00	$ 27,840.00	$ -		$ 27,840.00	100%	$ -	$ 1,392.00
Asbuilts	$ 7,900.00	$ -	$ 2,370.00		$ 2,370.00	30%	$ 5,530.00	$ 118.50
Total ReUse Water	**$ 752,147.99**	**$ 713,679.69**	**$ 2,370.00**	**$ -**	**$ 716,049.69**		**$ 36,098.30**	**$ 35,802.48**
Total All Scope of Work	**$ 5,686,495.37**	**$ 4,705,453.41**	**$ 394,990.46**	**$ -**	**$ 5,100,443.87**		**$ 586,051.50**	**$ 255,022.19**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 7

(B) Name of Payee: Pipeline Constructors, Inc.
2117 North Temple Avenue
Starke, FL 32091

(C) Amount Payable: $163,996.28

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Pay Application 8*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,

or

this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

PIPELINE Constructors, Inc.
License # CUC056255 & CGC1526472
Class V Plat. # 17A0000012006
2117 North Temple Avenue • P.O. Box 189, Starke, FL 32091
Phone (904) 964-2019 • Fax (904) 964-2016

Invoice

10.25.24

Invoice No. 272-08

Landings CDD Attn: District Manager 219 E Livingston Street Orlando, FL 32801

Project: Grand Landings Phase 5-6 Ph1 Palm Coast

Description:

Current Gross Monthly Billing	$	172,627.66
Less 5% Retainage	$	8,631.38
Current Net Monthly Billing	**$**	**163,996.28**

Payment Due Net Thirty

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification _____ Date: 10-4-24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SITEWORK • UTILITIES • PAVING

PIPELINE CONSTRUCTORS INC.

2117 North Temple Ave. • Starke, FL

904-964-2019

CUC057285 • FPC14-000105 • CBC1254712

REQUEST FOR PAYMENT

DRAW (INVOICE) #: 08

DRAW DATE: 10.25.24

PERIOD END DATE: 10.30.24

PROJECT # 272

PROJECT: Grand Landings 5-6 Phase 1

LOCATION: Palm Coast, FL

			OFFICE USE ONLY
a)	Amount of original agreement	$ 5,675,400.57	
b)	Net Change Orders #1 thru # 2	$ 11,094.80	
c)	Revised agreement amount (a+b)	$ 5,686,495.37	
d)	Work completed to date	$ 5,273,071.53	
e)	Value of stored materials [redacted]	$ 0.00	
f)	Total completed & stored to date (d+e)	$ 5,273,071.53	
g)	Less previous applications (line f from previous draw)	$ 5,100,443.87	
h)	Current application (f-g)	$ 172,627.66	
i)	Less 5 % retainage (h*%)	$ 8,631.38	
j)	Less other deductions (State if applicable)	$ 0.00	
k)	Net amount this request (h-i-j)	$ 163,996.28	
l)	Balance to complete agreement (c-f)	$ 413,423.84	
m)	Job-To-Date Retainage Held	$ 263,653.58	

CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless Landings CDD against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing Landings CDD to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 25th day of Oct, 20 24

Pipeline Constructors, Inc. (Name of Company) By: Marney Best, PM (Signature) Project Manager (Title)

2117 N. Temple Ave Starke, FL 32091 (Address) 904-964-2019 (Phone)

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 25th date of Oct, 20 24. My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford

Maya Johnson (Notary Public)

Witness:

CHECK DELIVERY (CIRCLE ONE) * DELIVER TO JOB SITE * REGULAR MAIL * OVERNIGHT-FEDEX/UPS #

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $ 163,996.28, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 10.30.24 to Landings CDD on the job of Grand Landings 5-6 Phase 1, to the following described property:

Job Name: Grand Landings 5-6 Phase 1
Job Address:
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on September 25th, 2024.

Pipeline Constructors, Inc.
(Subcontractor's Name)

By: Marney Best, PM

Printed Name Marney Best, PM

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 25th day of Oct, 2024, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:
(Subcontractor's Name)

✓ Personally known
____ Produced Identification
Type of Identification Produced

NOTARY PUBLIC
My Commission Expires 3/26/25

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
Mobilization/SWPPP/Erosion Control								
Mobilization	$ 25,000.00	$ 22,500.00	$ 750.00		$ 23,250.00	93%	$ 1,750.00	$ 1,162.50
Silt Fence	$ 24,088.35	$ 22,402.17	$ 481.77		$ 22,883.93	95%	$ 1,204.42	$ 1,144.20
Erosion Control	$ 22,000.00	$ 20,460.00	$ 440.00		$ 20,900.00	95%	$ 1,100.00	$ 1,045.00
NOI	$ 3,500.00	$ 3,255.00	$ 70.00		$ 3,325.00	95%	$ 175.00	$ 166.25
NPDES	$ 9,800.00	$ 9,114.00	$ 196.00		$ 9,310.00	95%	$ 490.00	$ 465.50
Construction Entrance	$ 14,000.00	$ 10,500.00	$ 700.00		$ 11,200.00	80%	$ 2,800.00	$ 560.00
General Conditions	$ 182,687.00	$ 169,898.91	$ 3,653.74		$ 173,552.65	95%	$ 9,134.35	$ 8,677.63
Total Mobilization/SWPPP/Erosion Control	**$ 281,075.35**	**$ 258,130.08**	**$ 6,291.51**	**$ -**	**$ 264,421.58**		**$ 16,653.77**	**$ 13,221.08**
Earthwork								
Finish Grade	$ 60,000.00	$ 24,000.00	$ 18,000.00		$ 42,000.00	70%	$ 18,000.00	$ 2,100.00
Testing	$ 12,400.00	$ 12,400.00	$ -		$ 12,400.00	100%	$ -	$ 620.00
Grading Asbuilts	$ 13,500.00	$ 4,050.00	$ 2,700.00		$ 6,750.00	50%	$ 6,750.00	$ 337.50
Total Seeding / Sodding	**$ 85,900.00**	**$ 40,450.00**	**$ 20,700.00**	**$ -**	**$ 61,150.00**		**$ 24,750.00**	**$ 3,057.50**
Roadway								
Stabilization	$ 186,343.60	$ 186,343.60	$ -		$ 186,343.60	100%	$ -	$ 9,317.18
Asphalt Base	$ 203,550.00	$ 203,550.00	$ -		$ 203,550.00	100%	$ -	$ 10,177.50
Base Finishing	$ 106,535.00	$ 106,535.00	$ -		$ 106,535.00	100%	$ -	$ 5,326.75
Asphalt Paving Site	$ 269,533.55	$ 269,533.55	$ -		$ 269,533.55	100%	$ -	$ 13,476.68
Asphalt Paving Entrance	$ 11,899.80	$	$ 11,899.80		$ 11,899.80	100%	$ -	$ 594.99
Prime	$ 16,226.10	$ 16,226.10	$ -		$ 16,226.10	100%	$ -	$ 811.31
Pavement Marking/Signage	$ 20,130.00	$	$ 16,104.00		$ 16,104.00	80%	$ 4,026.00	$ 805.20
Fire Access	$ 12,724.80	$ 12,724.80	$ -		$ 12,724.80	100%	$	$ 636.24
Conservation Signs	$ 1,210.00	$	$		$	0%	$ 1,210.00	$
Sidewalk	$ 35,823.60	$	$ 35,823.60		$ 35,823.60	100%	$ -	$ 1,791.18
ADA Mats	$ 14,475.00	$	$ -		$ -	0%	$ 14,475.00	$
Curbs Miami	$ 186,788.79	$ 186,788.79	$		$ 186,788.79	100%	$ -	$ 9,339.44
Curbs City Standard	$ 5,925.00	$	$ 5,925.00		$ 5,925.00	100%	$ -	$ 296.25
Type "C"	$ 8,250.00	$ -	$ 8,250.00		$ 8,250.00	100%	$	$ 412.50
Paving Asbuilts	$ 9,600.00	$ 2,880.00	$ -		$ 2,880.00	30%	$ 6,720.00	$ 144.00
Total Roadway	**$ 1,089,015.24**	**$ 984,581.84**	**$ 78,002.40**	**$ -**	**$ 1,062,584.24**		**$ 26,431.00**	**$ 53,129.21**
Seeding / Sodding								
Sod Swale/Ditches/Slopes	$ 19,161.45	$ 4,790.36	$ -		$ 4,790.36	25%	$ 14,371.09	$ 239.52
Sod Pond (disturbed areas)	$ 69,997.95	$ 17,499.49	$ -		$ 17,499.49	25%	$ 52,498.46	$ 874.97
Sod B.O.C.	$ 7,929.63	$ -	$ -		$ -	0%	$ 7,929.63	$ -
Seeding ROW	$ 11,253.00	$ -	$ 5,626.50		$ 5,626.50	50%	$ 5,626.50	$ 281.33
Sod Open Spaces/Parks	$ 26,591.40	$ -	$ -		$ -	0%	$ 26,591.40	$ -
Seed Open Spaces	$ 5,989.50	$ -	$ 2,994.75		$ 2,994.75	50%	$ 2,994.75	$ 149.74
Lot Seeding	$ 99,825.00	$ -	$ 49,912.50		$ 49,912.50	50%	$ 49,912.50	$ 2,495.63
Total Seeding / Sodding	**$ 240,747.93**	**$ 22,289.85**	**$ 58,533.75**	**$ -**	**$ 80,823.60**		**$ 159,924.33**	**$ 4,041.18**

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Storm Drain								
C Inlet	$ 5,560.30	$ 5,560.30	$ -		$ 5,560.30	100%	$ -	$ 278.02
Curb Inlet	$ 88,102.20	$ 88,102.20	$ -		$ 88,102.20	100%	$ -	$ 4,405.11
Double Curb Inlet	$ 69,776.45	$ 69,776.45	$ -		$ 69,776.45	100%	$ -	$ 3,488.82
E Inlet	$ 5,084.40	$ 5,084.40	$ -		$ 5,084.40	100%	$ -	$ 254.22
H Inlet	$ 12,253.95	$ 12,253.95	$ -		$ 12,253.95	100%	$	$ 612.70
Manhole	$ 33,713.90	$ 33,713.90	$ -		$ 33,713.90	100%	$ -	$ 1,685.70
Yard Drain	$ 6,471.00	$ 6,471.00	$ -		$ 6,471.00	100%	$ -	$ 323.55
18" MES	$ 3,995.70	$ 3,995.70	$ -		$ 3,995.70	100%	$ -	$ 199.79
24" MES	$ 11,096.10	$ 11,096.10	$ -		$ 11,096.10	100%	$ -	$ 554.81
30" MES	$ 14,773.20	$ 14,773.20	$ -		$ 14,773.20	100%	$ -	$ 738.66
36" MES	$ 6,108.70	$ 6,108.70	$ -		$ 6,108.70	100%	$ -	$ 305.44
34x53 MES	$ 12,614.00	$ 12,614.00	$ -		$ 12,614.00	100%	$ -	$ 630.70
Curb Inlet Grade Rings	$ 19,461.00	$ 19,461.00	$ -		$ 19,461.00	100%	$ -	$ 973.05
Manhole Grade Rings	$ 3,042.00	$ 3,042.00	$ -		$ 3,042.00	100%	$ -	$ 152.10
18" RCP	$ 8,596.80	$ 8,596.80	$ -		$ 8,596.80	100%	$ -	$ 429.84
18" HP	$ 52,589.89	$ 52,589.89	$ -		$ 52,589.89	100%	$ -	$ 2,629.49
24" RCP	$ 27,435.20	$ 27,435.20	$		$ 27,435.20	100%	$ -	$ 1,371.76
24" HP	$ 142,252.94	$ 142,252.94	$ -		$ 142,252.94	100%	$ -	$ 7,112.65
30" HP	$ 88,571.44	$ 88,571.44	$ -		$ 88,571.44	100%	$ -	$ 4,428.57
34X53 ERCP	$ 60,899.40	$ 60,899.40	$ -		$ 60,899.40	100%	$ -	$ 3,044.97
12" HP	$ 1,113.82	$ 1,113.82	$ -		$ 1,113.82	100%	$ -	$ 55.69
18" Inlate Drain w/grate	$ 1,773.50	$ 1,773.50	$ -		$ 1,773.50	100%	$ -	$ 88.68
18" Nyloplast Drain Basin 5"	$ 2,969.95	$ 2,969.95	$ -		$ 2,969.95	100%	$ -	$ 148.50
18" Nyloplast Drain Basin 3"	$ 2,934.30	$ 2,934.30	$ -		$ 2,934.30	100%	$ -	$ 146.72
Underdrain Stub Outs @ Inlet	$ 17,570.00	$ 17,570.00	$ -		$ 17,570.00	100%	$ -	$ 878.50
Storm Pipe Certification	$ 35,117.40	$ 35,117.40	$ -		$ 35,117.40	100%	$ -	$ 1,755.87
Dewater	$ 91,020.80	$ 91,020.80	$ -		$ 91,020.80	100%	$ -	$ 4,551.04
Layout	$ 15,950.00	$ 15,950.00	$ -		$ 15,950.00	100%	$ -	$ 797.50
Asbuilts	$ 17,400.00	$ 5,220.00	$ 3,480.00		$ 8,700.00	50%	$ 8,700.00	$ 435.00
CM #2 - Added Yard Drain & 18" HP Pipe (1204B)	$ 11,386.74	$ 11,386.74	$ -		$ 11,386.74	100%	$ -	$ 569.34
Total Storm Drain	**$ 869,635.08**	**$ 857,455.08**	**$ 3,480.00**	**$ -**	**$ 860,935.08**		**$ 8,700.00**	**$ 43,046.75**
Sanitary Sewer								
Manhole	$ 179,718.85	$ 179,718.85	$ -		$ 179,718.85	100%	$ -	$ 8,985.94
Manhole "Drop"	$ 10,559.70	$ 10,559.70	$ -		$ 10,559.70	100%	$ -	$ 527.99
Manhole "Lined"	$ 27,730.80	$ 27,730.80	$ -		$ 27,730.80	100%	$ -	$ 1,386.54
Grade Rings	$ 15,086.25	$ 15,086.25	$ -		$ 15,086.25	100%	$ -	$ 754.31
8" PVC	$ 286,482.15	$ 286,482.15	$ -		$ 286,482.15	100%	$ -	$ 14,324.11
Services	$ 285,696.00	$ 285,696.00	$ -		$ 285,696.00	100%	$ -	$ 14,284.80
Outside Drop @ Manhole	$ 1,228.40	$ 1,228.40	$ -		$ 1,228.40	100%	$ -	$ 61.42
Dewater	$ 136,080.00	$ 136,080.00	$ -		$ 136,080.00	100%	$ -	$ 6,804.00
TV	$ 54,602.10	$ 54,602.10	$ -		$ 54,602.10	100%	$ -	$ 2,730.11

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Layout	$ 7,425.00	$ 7,425.00	$ -		$ 7,425.00	100%	$ -	$ 371.25
Asbuilts	$ 9,450.00	$ 2,835.00	$ 1,890.00		$ 4,725.00	50%	$ 4,725.00	$ 236.25
Total Sanitary Sewer	**$ 1,014,059.25**	**$ 1,007,444.25**	**$ 1,890.00**	**$ -**	**$ 1,009,334.25**		**$ 4,725.00**	**$ 50,466.71**
			Force Main					
6" DR 18	$ 64,371.00	$ 57,933.90	$ -		$ 57,933.90	90%	$ 6,437.10	$ 2,896.70
6" Misc Fittings	$ 23,315.55	$ 20,750.84	$ -		$ 20,750.84	89%	$ 2,564.71	$ 1,037.54
6" Plug Valve Assembly	$ 1,641.90	$ 1,034.40	$ -		$ 1,034.40	63%	$ 607.50	$ 51.72
Air Release Valves	$ 9,502.50	$ 4,941.30	$ -		$ 4,941.30	52%	$ 4,561.20	$ 247.07
Air Release Vault	$ 41,462.85	$ 35,658.05	$ -		$ 35,658.05	86%	$ 5,804.80	$ 1,782.90
Restraints/Wire	$ 4,261.30	$ 3,835.17	$ -		$ 3,835.17	90%	$ 426.13	$ 191.76
PT	$ 4,200.00	$	$ -		$ -	0%	$ 4,200.00	$ -
Layout	$ 3,100.00	$ 3,100.00	$ -		$ 3,100.00	100%	$ -	$ 155.00
Wire Testing	$ 6,192.00	$ 6,192.00	$ -		$ 6,192.00	100%	$ -	$ 309.60
Asbuilts	$ 4,200.00	$ 1,260.00	$ 840.00		$ 2,100.00	50%	$ 2,100.00	$ 105.00
Total Force Main / Lift Station	**$ 162,247.10**	**$ 134,705.66**	**$ 840.00**	**$ -**	**$ 135,545.66**		**$ 26,701.44**	**$ 6,777.28**
			Lift Station					
Wet Well (22-24)	$ 81,898.20	$ 81,898.20	$ -		$ 81,898.20	100%	$ -	$ 4,094.91
Lift Station P.B.M.	$ 264,000.00	$ 184,800.00	$ -		$ 184,800.00	70%	$ 79,200.00	$ 9,240.00
Dewater	$ 17,500.00	$ 17,500.00	$ -		$ 17,500.00	100%	$ -	$ 875.00
Survey	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$	$ 175.00
Start Up	$ 3,500.00	$	$ -		$ -	0%	$ 3,500.00	$
Total Lift Station	**$ 370,398.20**	**$ 287,698.20**	**$ -**	**$ -**	**$ 287,698.20**		**$ 82,700.00**	**$ 14,384.91**
			Water					
8" DR 18	$ 219,712.48	$ 219,712.48	$ -		$ 219,712.48	100%	$ -	$ 10,985.62
6" DR 18	$ 2,495.00	$ 2,495.00	$ -		$ 2,495.00	100%	$ -	$ 124.75
4" DR 18	$ 2,756.52	$ 2,756.52	$ -		$ 2,756.52	100%	$ -	$ 137.83
16x8 Wet Tapp	$ 14,088.35	$ 14,088.35	$ -		$ 14,088.35	100%	$ -	$ 704.42
Single Service	$ 79,362.00	$ 79,362.00	$ -		$ 79,362.00	100%	$ -	$ 3,968.10
Long Single Service	$ 106,316.82	$ 106,316.82	$ -		$ 106,316.82	100%	$ -	$ 5,315.84
Lift Station Service	$ 2,019.80	$ 2,019.80	$ -		$ 2,019.80	100%	$ -	$ 100.99
8" Gate Valve	$ 45,202.40	$ 45,202.40	$ -		$ 45,202.40	100%	$ -	$ 2,260.12
6" Gate Valve	$ 19,570.00	$ 19,570.00	$ -		$ 19,570.00	100%	$ -	$ 978.50
Fire Hydrant	$ 40,684.00	$ 40,684.00	$ -		$ 40,684.00	100%	$ -	$ 2,034.20
Flushing Hydrant	$ 9,531.30	$ 9,531.30	$ -		$ 9,531.30	100%	$ -	$ 476.57
8" Misc Fittings	$ 52,422.75	$ 52,422.75	$ -		$ 52,422.75	100%	$ -	$ 2,621.14
6" Misc Fittings	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
4" Misc Fittings	$ 285.15	$ 285.15	$ -		$ 285.15	100%	$ -	$ 14.26
Restraints/Wire	$ 35,857.10	$ 35,857.10	$ -		$ 35,857.10	100%	$ -	$ 1,792.86
PT/BT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,740.00	$ 4,740.00	$ -		$ 4,740.00	100%	$	$ 237.00
Wire Testing	$ 20,376.00	$ 20,376.00	$ -		$ 20,376.00	100%	$ -	$ 1,018.80
Asbuilts	$ 6,550.00	$ 1,965.00	$ 1,310.00		$ 3,275.00	50%	$ 3,275.00	$ 163.75

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Total Water	$ 669,871.17	$ 661,886.17	$ 1,310.00	$ -	$ 663,196.17		$ 6,675.00	$ 33,159.81
Raw Water								
Remove Existing	$ 39,790.00	$ 19,895.00	$ -		$ 19,895.00	50%	$ 19,895.00	$ 994.75
10" DR18	$ 78,711.36	$ 78,711.36	$ -		$ 78,711.36	100%	$ -	$ 3,935.57
10" Gate Valve	$ 9,420.45	$ 9,420.45	$ -		$ 9,420.45	100%	$ -	$ 471.02
10" Misc Fittings	$ 12,780.75	$ 12,780.75	$ -		$ 12,780.75	100%	$ -	$ 639.04
Restraints/Wire	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
PT/BT	$ 3,500.00	$ 1,750.00	$ -		$ 1,750.00	50%	$ 1,750.00	$ 87.50
Layout	$ 950.00	$ 950.00	$ -		$ 950.00	100%	$	$ 47.50
Wire Testing	$ 3,744.00	$ 3,744.00	$ -		$ 3,744.00	100%	$ -	$ 187.20
Asbuilts	$ 1,400.00	$ 1,400.00	$ -		$ 1,400.00	100%	$ -	$ 70.00
Total Raw Water	**$ 151,398.06**	**$ 129,753.06**	**$ -**	**$ -**	**$ 129,753.06**		**$ 21,645.00**	**$ 6,487.65**
ReUse Water								
8" DR 18	$ 302,480.88	$ 287,356.84	$ -		$ 287,356.84	95%	$ 15,124.04	$ 14,367.84
6" DR 18	$ 7,485.00	$ 7,485.00	$ -		$ 7,485.00	100%	$ -	$ 374.25
4" DR 18	$ 2,143.96	$ 2,143.96	$ -		$ 2,143.96	100%	$ -	$ 107.20
Single Service	$ 70,820.00	$ 70,820.00	$ -		$ 70,820.00	100%	$ -	$ 3,541.00
Long Single Service	$ 118,760.00	$ 118,760.00	$ -		$ 118,760.00	100%	$ -	$ 5,938.00
8" Gate Valve	$ 76,279.05	$ 72,465.10	$ -		$ 72,465.10	95%	$ 3,813.95	$ 3,623.25
Flushing Hydrant	$ 14,317.65	$ 14,317.65	$ -		$ 14,317.65	100%	$ -	$ 715.88
Air Release Valves	$ 7,109.20	$ 4,549.89	$ -		$ 4,549.89	64%	$ 2,559.31	$ 227.49
8" Misc Fittings	$ 61,113.05	$ 58,057.40	$ -		$ 58,057.40	95%	$ 3,055.65	$ 2,902.87
6" Misc Fittings	$ 870.90	$ 870.90	$ -		$ 870.90	100%	$ -	$ 43.55
4" Misc Fittings	$ 571.45	$ 571.45	$ -		$ 571.45	100%	$ -	$ 28.57
Restraints/Wire	$ 43,006.85	$ 40,856.51	$ -		$ 40,856.51	95%	$ 2,150.34	$ 2,042.83
PT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,650.00	$ 4,185.00	$ -		$ 4,185.00	90%	$ 465.00	$ 209.25
Wire Testing	$ 27,840.00	$ 27,840.00	$ -		$ 27,840.00	100%	$ -	$ 1,392.00
Asbuilts	$ 7,900.00	$ 2,370.00	$ 1,580.00		$ 3,950.00	50%	$ 3,950.00	$ 197.50
Total ReUse Water	**$ 752,147.99**	**$ 716,049.69**	**$ 1,580.00**	**$ -**	**$ 717,629.69**		**$ 34,518.30**	**$ 35,881.48**
Total All Scope of Work	**$ 5,686,495.37**	**$ 5,100,443.87**	**$ 172,627.66**	**$ -**	**$ 5,273,071.53**		**$ 413,423.84**	**$ 263,653.58**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 8

(B) Name of Payee: England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: $3,117.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Construction Admin Phase 1 Work Authorization 5*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

ETM ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

August 26, 2024
Invoice No: 215711

Total This Invoice $870.00

Project 20338.03005 The Landings Limited Construction Administration Services Phase 1 Work Authorization #5

Professional Services rendered through August 24, 2024

Phase 01 Limited Con. Admin. Services - Phase 1

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	8/3/2024	1.00	290.00	290.00	
Welch, Daniel	8/17/2024	1.25	290.00	362.50	
Welch, Daniel	8/24/2024	.75	290.00	217.50	
Totals		3.00		870.00	
Total Labor					**870.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	870.00	0.00	870.00
Limit			43,335.00
Remaining			42,465.00

Total this Phase $870.00

Phase 02 Progress Meetings

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			11,268.00
Remaining			11,268.00

Total this Phase 0.00

Phase 03 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			3,500.00
Remaining			3,500.00

Total this Phase 0.00

Total This Invoice $870.00

ENGLAND· THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

October 08, 2024
Invoice No: 216367

Total This Invoice $1,015.00

Project 20338.03005 The Landings Limited Construction Administration Services Phase 1 Work Authorization #5

Professional Services rendered through September 30, 2024

Phase 01 Limited Con. Admin. Services - Phase 1

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	9/7/2024	3.50	290.00	1,015.00	
Totals		3.50		1,015.00	
Total Labor					**1,015.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	1,015.00	870.00	1,885.00
Limit			43,335.00
Remaining			41,450.00

Total this Phase $1,015.00

Phase 02 Progress Meetings

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			11,268.00
Remaining			11,268.00

Total this Phase 0.00

Phase 03 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			3,500.00
Remaining			3,500.00

Total this Phase 0.00

Total This Invoice $1,015.00

Outstanding Invoices

Number	Date	Balance
215711	8/26/2024	870.00
Total		**870.00**

ETM ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

November 05, 2024
Invoice No: 216869

Total This Invoice $1,232.50

Project 20338.03005 The Landings Limited Construction Administration Services Phase 1 Work Authorization #5

Professional Services rendered through October 26, 2024

Phase 01 Limited Con. Admin. Services - Phase 1

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	10/5/2024	.50	290.00	145.00	
Welch, Daniel	10/26/2024	3.75	290.00	1,087.50	
Totals		4.25		1,232.50	
Total Labor					**1,232.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	1,232.50	1,885.00	3,117.50
Limit			43,335.00
Remaining			40,217.50

Total this Phase $1,232.50

Phase 02 Progress Meetings

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			11,268.00
Remaining			11,268.00

Total this Phase 0.00

Phase 03 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			3,500.00
Remaining			3,500.00

Total this Phase 0.00

Total This Invoice $1,232.50

Outstanding Invoices

Number	Date	Balance
215711	8/26/2024	870.00

216367	10/8/2024	1,015.00
Total		**1,885.00**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 9

(B) Name of Payee: Smith Trucking Company, Inc.
51 Ellis Street, Suite 101
St. Augustine, FL 32095

(C) Amount Payable: $5,636.25

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 94879-RFP11 – Pay Application 11*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

Smith Trucking Company, Inc.

51 Ellis Street
Suite 101
St. Augustine, FL 32095

Invoice

Date	Invoice #
10/25/2024	94879-RFP11

Bill To
LANDINGS CDD c/o District Manager 219 E. Livingston St. Orlando, FL 32801

P.O. No.	Terms	Project
	Net 30	23526 Grand Landin...

Description	Qty	Rate	Amount
Additional NPDES - October	1	6,262.50	6,262.50
SUBTOTAL			6,262.50
Retainage Held		-10.00%	-626.25

Subtotal	$5,636.25
Sales Tax (0.0%)	$0.00
Total	$5,636.25
Payments/Credits	$0.00
Balance Due	$5,636.25

EXHIBIT "B" - CONTRACTOR'S REQUEST FOR PAYMENT SUMMARY *

** ATTACH TO CONTRACTOR'S ORIGINAL INVOICE*

CUSTOMER/PROJECT OWNER: ~~JTL Grand Landings Development, LLC~~ Landings CDD

PROJECT/JOB: 23526 - Grand Landing. Phases 1 - 3, 5, & 6

PO:

CONTRACT NUMBER:

REQUEST FOR PAYMENT #: 11

FROM:

Smith Trucking Company

51 Ellis Steet Suite 101

St. Augustine, FL 32095

WORK COMPLETED THROUGH: **10/25/2024**

CONTRACTOR VENDOR #

CONTRACT SUMMARY:

1. ORIGINAL CONTRACT LUMP SUM		$2,581,524.81	
2. NET CHANGE BY CHANGE ORDERS TO DATE		$7,600.00	
3. REVISED LUMP SUM TO DATE (Line 1 plus 2)			$2,589,124.81

PAYMENT RELEASE SUMMARY:

(NOTE: ALL DOLLAR AMOUNTS INCLUDE RETAINAGE)

4. PREVIOUS PAYMENT RELEASE REQUESTED		$ $2,685,168.28	
5. PAYMENT RELEASES IN PROCESS:			
6. THIS PAYMENT RELEASE	REQUEST # 11	$ $6,262.50	
7. TOTAL PAYMENT RELEASE REQUESTS TO DATE (Sum lines 4, 5, 6)			$ $2,691,430.78

CONTRACT BALANCE:

8. CONTRACT AMOUNT REMAINING (Line 3 minus 4)			$ ($102,305.97)

RETAINAGE RELEASE SUMMARY:

9. PREVIOUS RETAINAGE HELD		$ $268,516.83	
10. RETAINAGE RELEASED TO DATE		$ $0.00	
11. RETAINAGE RELEASE REQUEST IN PROCESS:		$ $0.00	
12. RETAINAGE THIS PAYMENT RELEASE	REQUEST # 11	$ $626.25	
13. NET RETAINAGE HELD TO DATE (Sum Lines 9, 11, 12 minus 10)			$ $269,143.08
14. REQUEST AMOUNT LESS RETAINAGE			$ $5,636.25

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents and the requirements of all the governing authorities, that all amounts have been paid by the Contractor for Work which previous Requests for Payment were issued and payments received from Toll, and that current payment shown herein is now due.

CONTRACTOR:

By: April Bacon Date: 10.25.2024

Name (typed): April Bacon

Title: Project Coordinator

BOND/ESCROW/LC RELEASE APPLIED ☐ Yes ☐ No If no - why not? _____

Landings CDD

CUSTOMER/PROJECT OWNER: ~~JTL Grand Landings Development, LLC~~
PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6
PO:
CONTRACT DATE:
CONTRACTOR: Smith Trucking
CONTACT / PHONE: (904) 940-1226

PAYMENT REQUEST # 11
PAGE 2 OF 2

			CONTRACT RELEASE QTY & UNIT PRICE		PREVIOUS PAYMENT RELEASE REQUEST		CURRENT PAYMENT RELEASE REQUEST		TOTAL PAYMENT RELEASE REQUESTS TO DATE		
CONTRACT ITEM	UNIT	A	B	C	D	E=DxB	F	G=FxB	H=D+F	I=HxB	J=H/A
		QTY	UNIT RELEASE PRICE	TOTAL RELEASE PRICE	QTY	TOTAL PREVIOUS PAID	QTY	TOTAL PAYMENT REQUEST	QTY	TOTAL COST	% COMP.
Clearing	Acre	123.40	$5,200.00	$641,680.00	123.40	$641,680.00	0.00	$0.00	123.40	$641,680.00	100%
Strip Site	Acre	123.40	$450.00	$55,530.00	123.40	$55,530.00	0.00	$0.00	123.40	$55,530.00	100%
Removal of Stripping Material	CY	99,565.00	$2.85	$283,760.25	99,565.00	$283,760.25	0.00	$0.00	99,565.00	$283,760.25	100%
Dig Ponds	CY	332,155.00	$2.85	$946,641.75	298,939.50	$851,977.58	0.00	$0.00	298,939.50	$851,977.58	90%
Compact and Spread	CY	332,155.00	$0.85	$282,331.75	298,939.50	$254,098.58	0.00	$0.00	298,939.50	$254,098.58	90%
Dewatering	CY	332,155.00	$0.25	$83,038.75	298,939.50	$74,734.88	0.00	$0.00	298,939.50	$74,734.88	90%
Grading	Per	399.00	$150.00	$59,850.00	359.00	$53,850.00	0.00	$0.00	359.00	$53,850.00	90%
Rock	Per	12.00	$950.00	$11,400.00	12.00	$11,400.00	0.00	$0.00	12.00	$11,400.00	100%
Seeding	SF	3,426,201.00	$0.06	$205,572.06	0.00	$0.00	0.00	$0.00	0.00	$0.00	0%
Surveying	Per	1.00	$86,577.00	$86,577.00	0.90	$77,919.30	0.00	$0.00	0.90	$77,919.30	90%
Lake Bank Sod	SY	53,671.00	$3.75	$201,266.25	48,304.00	$181,140.00	0.00	$0.00	48,304.00	$181,140.00	90%
Lot Sod	SY	24,561.00	$3.75	$92,103.75	24,561.00	$92,103.75	0.00	$0.00	24,561.00	$92,103.75	100%
Testing	Per	1.00	$78,648.00	$78,648.00	0.90	$70,783.20	0.00	$0.00	0.90	$70,783.20	90%
Silt Fence	LF	34,747.00	$3.75	$130,301.25	34,747.00	$130,301.25	0.00	$0.00	34,747.00	$130,301.25	100%
NPDES	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.00	$12,500.00	100%
Mobilization	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.00	$12,500.00	100%
Sale of Excess Material	CY	301,088.00	($2.00)	($602,176.00)	60,224.00	($120,448.00)	0.00	$0.00	60,224.00	($120,448.00)	20%
CONTRACT SUBTOTAL				**$2,581,524.81**		**$2,683,830.78**		**$0.00**		**$2,683,830.78**	
CO#1 - Silt Fence	Per	1.00	$1,337.50	$1,337.50	1.00	$1,337.50	0.00	$0.00	1.00	$1,337.50	100%
Additional NPDES - October	Per	1.00	$6,262.50	$6,262.50	0.00	$0.00	1.00	$6,262.50	1.00	$6,262.50	100%
CHANGE ORDER SUBTOTAL				**$7,600.00**		**$1,337.50**		**$6,262.50**		**$7,600.00**	
RETAINAGE (to be) HELD				*$258,912.48*		*$268,516.83*		*$626.25*		*$269,143.08*	
SUBTOTAL				**$2,330,212.33**		**$2,416,651.45**		**$5,636.25**		**$2,422,287.70**	
TOTAL AMOUNT DUE				$2,589,124.81		$2,685,168.28		$6,262.50		$2,691,430.78	

NOTE: The above listed quantities and unit prices are for partial payment release purposes only. The Contract Amount is the Lump Sum Amount(s) contained herein which may not be exceeded at any time.

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 10

(B) Name of Payee: Pipeline Constructors, Inc.
2117 North Temple Avenue
Starke, FL 32091

(C) Amount Payable: $273,983.16

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Pay Application 9*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,

or

this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

PIPELINE Constructors, Inc.
[illegible] North Temple Avenue • P.O. Box 150, Starke, FL 32091
Phone (904) 964-8010 • Fax (904) 964-[illegible]
License # CGC067355 & CBC[illegible]
Class V Fire # 7747[illegible]

Invoice

11.22.24

Invoice No. 272-09

Landings CDD
Attn: District Manager
219 E Livingston Street
Orlando, FL 32801

Project:
Grand Landings Phase 5-6 Ph1
Palm Coast

Description:

Current Gross Monthly Billing	$	288,403.34
Less 5% Retainage	$	14,420.17
Current Net Monthly Billing	$	**273,983.16**

Payment Due Net Thirty

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification _____ Date: 12/2/24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SITEWORK • UTILITIES • PAVING

PIPELINE CONSTRUCTORS INC.

2117 North Temple Ave. • Starke, FL

904-964-2019

CUC057285 • FPC14-000105 • CBC1254712

REQUEST FOR PAYMENT

DRAW (INVOICE) #: 09

DRAW DATE: 11.22.24

PERIOD END DATE: 11.30.24

PROJECT # 272

PROJECT: Grand Landings 5-6 Phase 1

LOCATION: Palm Coast, FL

			OFFICE USE ONLY
a)	Amount of original agreement	$ 5,675,400.57	
b)	Net Change Orders #1 thru # 2	$ 11,094.80	
c)	Revised agreement amount (a+b)	$ 5,686,495.37	
d)	Work completed to date	$ 5,561,474.86	
e)	Value of stored materials [redacted]	$ 0.00	
f)	Total completed & stored to date (d+e)	$ 5,561,474.86	
g)	Less previous applications (line f from previous draw)	$ 5,273,071.53	
h)	Current application (f-g)	$ 288,403.33	
i)	Less 5 % retainage (h*%)	$ 14,420.17	
j)	Less other deductions (State if applicable)	$ 0.00	
k)	Net amount this request (h-i-j)	$ 273,983.16	
l)	Balance to complete agreement (c-f)	$ 125,020.51	
m)	Job-To-Date Retainage Held	$ 278,073.74	

CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless Landings CDD, against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing Landings CDD to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 22nd day of Nov, 20 24

Pipeline Constructors, Inc. (Name of Company) By: Marney Best PM (Signature) Project Manager (Title)

2117 N. Temple Ave Starke, FL 32091 (Address) 904-964-2019 (Phone)

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 22nd date of Nov, 20 24. My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford Witness:

Tonya Johnson (Notary Public)

TONYA JOHNSON Notary Public • State of Florida Commission # HH 073193 My Comm. Expires Mar 26, 2025 Bonded through National Notary Assn.

CHECK DELIVERY (CIRCLE ONE) * DELIVER TO JOB SITE * REGULAR MAIL * OVERNIGHT-FEDEX/UPS #

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $273,983.16, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 11.30.24 to Landings CDD on the job of Grand Landings 5-6 Phase 1, to the following described property:

Job Name: Grand Landings 5-6 Phase 1
Job Address:
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on November 22nd, 2024.

Pipeline Constructors, Inc.
(Subcontractor's Name)

By: Marney Best, PM

Printed Name Marney Best, PM

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 22nd day of Nov, 2024, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:
(Subcontractor's Name)

✓ Personally known
____ Produced Identification
Type of Identification Produced

TONYA JOHNSON
Notary Public - State of Florida
Commission # HH 073185
My Comm. Expires Mar 26, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC
My Commission Expires 3/26/25

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values Through Change Order #1

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
Mobilization/SWPPP/Erosion Control								
Mobilization	$ 25,000.00	$ 23,250.00	$ 500.00		$ 23,750.00	95%	$ 1,250.00	$ 1,187.50
Silt Fence	$ 24,088.35	$ 22,883.93	$ 481.77		$ 23,365.70	97%	$ 722.65	$ 1,168.28
Erosion Control	$ 22,000.00	$ 20,900.00	$ 440.00		$ 21,340.00	97%	$ 660.00	$ 1,067.00
NOI	$ 3,500.00	$ 3,325.00	$ 70.00		$ 3,395.00	97%	$ 105.00	$ 169.75
NPDES	$ 9,800.00	$ 9,310.00	$ 196.00		$ 9,506.00	97%	$ 294.00	$ 475.30
Construction Entrance	$ 14,000.00	$ 11,200.00	$ 700.00		$ 11,900.00	85%	$ 2,100.00	$ 595.00
General Conditions	$ 182,687.00	$ 173,552.65	$ 3,653.74		$ 177,206.39	97%	$ 5,480.61	$ 8,860.32
Total Mobilization/SWPPP/Erosion Control	**$ 281,075.35**	**$ 264,421.58**	**$ 6,041.51**	**$ -**	**$ 270,463.09**		**$ 10,612.26**	**$ 13,523.15**
Earthwork								
Finish Grade	$ 60,000.00	$ 42,000.00	$ 18,000.00		$ 60,000.00	100%	$ -	$ 3,000.00
Testing	$ 12,400.00	$ 12,400.00	$		$ 12,400.00	100%	$ -	$ 620.00
Grading Asbuilts	$ 13,500.00	$ 6,750.00	$ 3,375.00		$ 10,125.00	75%	$ 3,375.00	$ 506.25
Total Seeding / Sodding	**$ 85,900.00**	**$ 61,150.00**	**$ 21,375.00**	**$ -**	**$ 82,525.00**		**$ 3,375.00**	**$ 4,126.25**
Roadway								
Stabilization	$ 186,343.60	$ 186,343.60	$ -		$ 186,343.60	100%	$ -	$ 9,317.18
Asphalt Base	$ 203,550.00	$ 203,550.00	$ -		$ 203,550.00	100%	$ -	$ 10,177.50
Base Finishing	$ 106,535.00	$ 106,535.00	$ -		$ 106,535.00	100%	$ -	$ 5,326.75
Asphalt Paving Site	$ 269,533.55	$ 269,533.55	$ -		$ 269,533.55	100%	$ -	$ 13,476.68
Asphalt Paving Entrance	$ 11,899.80	$ 11,899.80	$ -		$ 11,899.80	100%	$ -	$ 594.99
Prime	$ 16,226.10	$ 16,226.10	$ -		$ 16,226.10	100%	$ -	$ 811.31
Pavement Marking/Signage	$ 20,130.00	$ 16,104.00	$ -		$ 16,104.00	80%	$ 4,026.00	$ 805.20
Fire Access	$ 12,724.80	$ 12,724.80	$ -		$ 12,724.80	100%	$ -	$ 636.24
Conservation Signs	$ 1,210.00	$	$ -		$ -	0%	$ 1,210.00	$ -
Sidewalk	$ 35,823.60	$ 35,823.60	$ -		$ 35,823.60	100%	$ -	$ 1,791.18
ADA Mats	$ 14,475.00	$	$ 14,475.00		$ 14,475.00	100%	$ -	$ 723.75
Curbs Miami	$ 186,788.79	$ 186,788.79	$ -		$ 186,788.79	100%	$ -	$ 9,339.44
Curbs City Standard	$ 5,925.00	$ 5,925.00	$		$ 5,925.00	100%	$ -	$ 296.25
Type "C"	$ 8,250.00	$ 8,250.00	$		$ 8,250.00	100%	$ -	$ 412.50
Paving Asbuilts	$ 9,600.00	$ 2,880.00	$ 1,920.00		$ 4,800.00	50%	$ 4,800.00	$ 240.00
Total Roadway	**$ 1,089,015.24**	**$ 1,062,584.24**	**$ 16,395.00**	**$ -**	**$ 1,078,979.24**		**$ 10,036.00**	**$ 53,948.96**
Seeding / Sodding								
Sod Swale/Ditches/Slopes	$ 19,161.45	$ 4,790.36	$ 14,371.09		$ 19,161.45	100%	$ -	$ 958.07
Sod Pond (disturbed areas)	$ 69,997.95	$ 17,499.49	$ 52,498.46		$ 69,997.95	100%	$ -	$ 3,499.90
Sod B.O.C.	$ 7,929.63	$	$ 7,929.63		$ 7,929.63	100%	$ -	$ 396.48
Seeding ROW	$ 11,253.00	$ 5,626.50	$ 5,626.50		$ 11,253.00	100%	$ -	$ 562.65
Sod Open Spaces/Parks	$ 26,591.40	$ -	$ 26,591.40		$ 26,591.40	100%	$ -	$ 1,329.57
Seed Open Spaces	$ 5,989.50	$ 2,994.75	$ 2,994.75		$ 5,989.50	100%	$ -	$ 299.48
Lot Seeding	$ 99,825.00	$ 49,912.50	$ 49,912.50		$ 99,825.00	100%	$ -	$ 4,991.25
Total Seeding / Sodding	**$ 240,747.93**	**$ 80,823.60**	**$ 159,924.33**	**$ -**	**$ 240,747.93**		**$ -**	**$ 12,037.40**

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Storm Drain								
C Inlet	$ 5,560.30	$ 5,560.30	$ -		$ 5,560.30	100%	$ -	$ 278.02
Curb Inlet	$ 88,102.20	$ 88,102.20	$ -		$ 88,102.20	100%	$ -	$ 4,405.11
Double Curb Inlet	$ 69,776.45	$ 69,776.45	$ -		$ 69,776.45	100%	$ -	$ 3,488.82
E Inlet	$ 5,084.40	$ 5,084.40	$ -		$ 5,084.40	100%	$ -	$ 254.22
H Inlet	$ 12,253.95	$ 12,253.95	$ -		$ 12,253.95	100%	$ -	$ 612.70
Manhole	$ 33,713.90	$ 33,713.90	$ -		$ 33,713.90	100%	$ -	$ 1,685.70
Yard Drain	$ 6,471.00	$ 6,471.00	$ -		$ 6,471.00	100%	$ -	$ 323.55
18" MES	$ 3,995.70	$ 3,995.70	$ -		$ 3,995.70	100%	$ -	$ 199.79
24" MES	$ 11,096.10	$ 11,096.10	$ -		$ 11,096.10	100%	$ -	$ 554.81
30" MES	$ 14,773.20	$ 14,773.20	$ -		$ 14,773.20	100%	$ -	$ 738.66
36" MES	$ 6,108.70	$ 6,108.70	$ -		$ 6,108.70	100%	$ -	$ 305.44
34x53 MES	$ 12,614.00	$ 12,614.00	$ -		$ 12,614.00	100%	$ -	$ 630.70
Curb Inlet Grade Rings	$ 19,461.00	$ 19,461.00	$ -		$ 19,461.00	100%	$ -	$ 973.05
Manhole Grade Rings	$ 3,042.00	$ 3,042.00	$ -		$ 3,042.00	100%	$ -	$ 152.10
18" RCP	$ 8,596.80	$ 8,596.80	$ -		$ 8,596.80	100%	$ -	$ 429.84
18" HP	$ 52,589.89	$ 52,589.89	$ -		$ 52,589.89	100%	$ -	$ 2,629.49
24" RCP	$ 27,435.20	$ 27,435.20	$ -		$ 27,435.20	100%	$ -	$ 1,371.76
24" HP	$ 142,252.94	$ 142,252.94	$ -		$ 142,252.94	100%	$ -	$ 7,112.65
30" HP	$ 88,571.44	$ 88,571.44	$ -		$ 88,571.44	100%	$ -	$ 4,428.57
34X53 ERCP	$ 60,899.40	$ 60,899.40	$ -		$ 60,899.40	100%	$ -	$ 3,044.97
12" HP	$ 1,113.82	$ 1,113.82	$ -		$ 1,113.82	100%	$ -	$ 55.69
18" Inlate Drain w/grate	$ 1,773.50	$ 1,773.50	$ -		$ 1,773.50	100%	$ -	$ 88.68
18" Nyloplast Drain Basin 5"	$ 2,969.95	$ 2,969.95	$ -		$ 2,969.95	100%	$ -	$ 148.50
18" Nyloplast Drain Basin 3"	$ 2,934.30	$ 2,934.30	$ -		$ 2,934.30	100%	$ -	$ 146.72
Underdrain Stub Outs @ Inlet	$ 17,570.00	$ 17,570.00	$ -		$ 17,570.00	100%	$ -	$ 878.50
Storm Pipe Certification	$ 35,117.40	$ 35,117.40	$ -		$ 35,117.40	100%	$ -	$ 1,755.87
Dewater	$ 91,020.80	$ 91,020.80	$ -		$ 91,020.80	100%	$ -	$ 4,551.04
Layout	$ 15,950.00	$ 15,950.00	$ -		$ 15,950.00	100%	$ -	$ 797.50
Asbuilts	$ 17,400.00	$ 8,700.00	$ 4,350.00		$ 13,050.00	75%	$ 4,350.00	$ 652.50
CM #2 - Added Yard Drain & 18" HP Pipe (1204B)	$ 11,386.74	$ 11,386.74	$		$ 11,386.74	100%	$	$ 569.34
Total Storm Drain	**$ 869,635.08**	**$ 860,935.08**	**$ 4,350.00**	**$ -**	**$ 865,285.08**		**$ 4,350.00**	**$ 43,264.25**
Sanitary Sewer								
Manhole	$ 179,718.85	$ 179,718.85	$ -		$ 179,718.85	100%	$ -	$ 8,985.94
Manhole "Drop"	$ 10,559.70	$ 10,559.70	$ -		$ 10,559.70	100%	$ -	$ 527.99
Manhole "Lined"	$ 27,730.80	$ 27,730.80	$ -		$ 27,730.80	100%	$ -	$ 1,386.54
Grade Rings	$ 15,086.25	$ 15,086.25	$ -		$ 15,086.25	100%	$ -	$ 754.31
8" PVC	$ 286,482.15	$ 286,482.15	$ -		$ 286,482.15	100%	$ -	$ 14,324.11
Services	$ 285,696.00	$ 285,696.00	$ -		$ 285,696.00	100%	$ -	$ 14,284.80
Outside Drop @ Manhole	$ 1,228.40	$ 1,228.40	$ -		$ 1,228.40	100%	$ -	$ 61.42
Dewater	$ 136,080.00	$ 136,080.00	$ -		$ 136,080.00	100%	$ -	$ 6,804.00
TV	$ 54,602.10	$ 54,602.10	$ -		$ 54,602.10	100%	$ -	$ 2,730.11

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values Through Change Order #1

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Layout	$ 7,425.00	$ 7,425.00	$ -		$ 7,425.00	100%	$ -	$ 371.25
Asbuilts	$ 9,450.00	$ 4,725.00	$ 2,362.50		$ 7,087.50	75%	$ 2,362.50	$ 354.38
Total Sanitary Sewer	**$ 1,014,059.25**	**$ 1,009,334.25**	**$ 2,362.50**	**$ -**	**$ 1,011,696.75**		**$ 2,362.50**	**$ 50,584.84**
Force Main								
6" DR 18	$ 64,371.00	$ 57,933.90	$ -		$ 57,933.90	90%	$ 6,437.10	$ 2,896.70
6" Misc Fittings	$ 23,315.55	$ 20,750.84	$ -		$ 20,750.84	89%	$ 2,564.71	$ 1,037.54
6" Plug Valve Assembly	$ 1,641.90	$ 1,034.40	$ -		$ 1,034.40	63%	$ 607.50	$ 51.72
Air Release Valves	$ 9,502.50	$ 4,941.30	$ -		$ 4,941.30	52%	$ 4,561.20	$ 247.07
Air Release Vault	$ 41,462.85	$ 35,658.05	$ -		$ 35,658.05	86%	$ 5,804.80	$ 1,782.90
Restraints/Wire	$ 4,261.30	$ 3,835.17	$ -		$ 3,835.17	90%	$ 426.13	$ 191.76
PT	$ 4,200.00	$	$ -		$ -	0%	$ 4,200.00	$ -
Layout	$ 3,100.00	$ 3,100.00	$ -		$ 3,100.00	100%	$ -	$ 155.00
Wire Testing	$ 6,192.00	$ 6,192.00	$ -		$ 6,192.00	100%	$ -	$ 309.60
Asbuilts	$ 4,200.00	$ 2,100.00	$ -		$ 2,100.00	50%	$ 2,100.00	$ 105.00
Total Force Main / Lift Station	**$ 162,247.10**	**$ 135,545.66**	**$ -**	**$ -**	**$ 135,545.66**		**$ 26,701.44**	**$ 6,777.28**
Lift Station								
Wet Well (22-24)	$ 81,898.20	$ 81,898.20	$ -		$ 81,898.20	100%	$ -	$ 4,094.91
Lift Station P.B.M.	$ 264,000.00	$ 184,800.00	$ 71,280.00		$ 256,080.00	97%	$ 7,920.00	$ 12,804.00
Dewater	$ 17,500.00	$ 17,500.00	$ -		$ 17,500.00	100%	$ -	$ 875.00
Survey	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$ -	$ 175.00
Start Up	$ 3,500.00	$ -	$ -		$ -	0%	$ 3,500.00	$
Total Lift Station	**$ 370,398.20**	**$ 287,698.20**	**$ 71,280.00**	**$ -**	**$ 358,978.20**		**$ 11,420.00**	**$ 17,948.91**
Water								
8" DR 18	$ 219,712.48	$ 219,712.48	$ -		$ 219,712.48	100%	$ -	$ 10,985.62
6" DR 18	$ 2,495.00	$ 2,495.00	$ -		$ 2,495.00	100%	$ -	$ 124.75
4" DR 18	$ 2,756.52	$ 2,756.52	$ -		$ 2,756.52	100%	$ -	$ 137.83
16x8 Wet Tapp	$ 14,088.35	$ 14,088.35	$ -		$ 14,088.35	100%	$ -	$ 704.42
Single Service	$ 79,362.00	$ 79,362.00	$ -		$ 79,362.00	100%	$ -	$ 3,968.10
Long Single Service	$ 106,316.82	$ 106,316.82	$ -		$ 106,316.82	100%	$ -	$ 5,315.84
Lift Station Service	$ 2,019.80	$ 2,019.80	$ -		$ 2,019.80	100%	$ -	$ 100.99
8" Gate Valve	$ 45,202.40	$ 45,202.40	$ -		$ 45,202.40	100%	$ -	$ 2,260.12
6" Gate Valve	$ 19,570.00	$ 19,570.00	$		$ 19,570.00	100%	$ -	$ 978.50
Fire Hydrant	$ 40,684.00	$ 40,684.00	$ -		$ 40,684.00	100%	$ -	$ 2,034.20
Flushing Hydrant	$ 9,531.30	$ 9,531.30	$ -		$ 9,531.30	100%	$ -	$ 476.57
8" Misc Fittings	$ 52,422.75	$ 52,422.75	$ -		$ 52,422.75	100%	$ -	$ 2,621.14
6" Misc Fittings	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
4" Misc Fittings	$ 285.15	$ 285.15	$ -		$ 285.15	100%	$ -	$ 14.26
Restraints/Wire	$ 35,857.10	$ 35,857.10	$ -		$ 35,857.10	100%	$ -	$ 1,792.86
PT/BT	$ 6,800.00	$ 3,400.00	$ 3,400.00		$ 6,800.00	100%	$ -	$ 340.00
Layout	$ 4,740.00	$ 4,740.00	$ -		$ 4,740.00	100%	$ -	$ 237.00
Wire Testing	$ 20,376.00	$ 20,376.00	$ -		$ 20,376.00	100%	$ -	$ 1,018.80
Asbuilts	$ 6,550.00	$ 3,275.00	$ 3,275.00		$ 6,550.00	100%	$ -	$ 327.50

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-08
Date: 10.25.2024
Thru Date: 10.30.2024

Total Water	$ 669,871.17	$ 663,196.17	$ 6,675.00	$ -	$ 669,871.17		$ -	$ 33,493.56
Raw Water								
Remove Existing	$ 39,790.00	$ 19,895.00	$ -		$ 19,895.00	50%	$ 19,895.00	$ 994.75
10" DR18	$ 78,711.36	$ 78,711.36	$ -		$ 78,711.36	100%	$ -	$ 3,935.57
10" Gate Valve	$ 9,420.45	$ 9,420.45	$ -		$ 9,420.45	100%	$ -	$ 471.02
10" Misc Fittings	$ 12,780.75	$ 12,780.75	$ -		$ 12,780.75	100%	$ -	$ 639.04
Restraints/Wire	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
PT/BT	$ 3,500.00	$ 1,750.00	$ -		$ 1,750.00	50%	$ 1,750.00	$ 87.50
Layout	$ 950.00	$ 950.00	$ -		$ 950.00	100%	$ -	$ 47.50
Wire Testing	$ 3,744.00	$ 3,744.00	$ -		$ 3,744.00	100%	$ -	$ 187.20
Asbuilts	$ 1,400.00	$ 1,400.00	$ -		$ 1,400.00	100%	$ -	$ 70.00
Total Raw Water	**$ 151,398.06**	**$ 129,753.06**	$ -	$ -	**$ 129,753.06**		**$ 21,645.00**	**$ 6,487.65**
ReUse Water								
8" DR 18	$ 302,480.88	$ 287,356.84	$ -		$ 287,356.84	95%	$ 15,124.04	$ 14,367.84
6" DR 18	$ 7,485.00	$ 7,485.00	$ -		$ 7,485.00	100%	$ -	$ 374.25
4" DR 18	$ 2,143.96	$ 2,143.96	$ -		$ 2,143.96	100%	$ -	$ 107.20
Single Service	$ 70,820.00	$ 70,820.00	$ -		$ 70,820.00	100%	$ -	$ 3,541.00
Long Single Service	$ 118,760.00	$ 118,760.00	$ -		$ 118,760.00	100%	$ -	$ 5,938.00
8" Gate Valve	$ 76,279.05	$ 72,465.10	$ -		$ 72,465.10	95%	$ 3,813.95	$ 3,623.25
Flushing Hydrant	$ 14,317.65	$ 14,317.65	$ -		$ 14,317.65	100%	$ -	$ 715.88
Air Release Valves	$ 7,109.20	$ 4,549.89	$ -		$ 4,549.89	64%	$ 2,559.31	$ 227.49
8" Misc Fittings	$ 61,113.05	$ 58,057.40	$ -		$ 58,057.40	95%	$ 3,055.65	$ 2,902.87
6" Misc Fittings	$ 870.90	$ 870.90	$ -		$ 870.90	100%	$ -	$ 43.55
4" Misc Fittings	$ 571.45	$ 571.45	$ -		$ 571.45	100%	$ -	$ 28.57
Restraints/Wire	$ 43,006.85	$ 40,856.51	$		$ 40,856.51	95%	$ 2,150.34	$ 2,042.83
PT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,650.00	$ 4,185.00	$ -		$ 4,185.00	90%	$ 465.00	$ 209.25
Wire Testing	$ 27,840.00	$ 27,840.00	$ -		$ 27,840.00	100%	$ -	$ 1,392.00
Asbuilts	$ 7,900.00	$ 3,950.00	$ -		$ 3,950.00	50%	$ 3,950.00	$ 197.50
Total ReUse Water	**$ 752,147.99**	**$ 717,629.69**	$ -	$ -	**$ 717,629.69**		**$ 34,518.30**	**$ 35,881.48**
Total All Scope of Work	**$ 5,686,495.37**	**$ 5,273,071.53**	**$ 288,403.34**	$ -	**$ 5,561,474.86**		**$ 125,020.51**	**$ 278,073.74**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 11

(B) Name of Payee: England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: $6,669.75

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Construction Admin Phase 1 Work Authorization 5*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the Issuer,

or

this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

December 02, 2024
Invoice No: 217168

Total This Invoice $6,669.75

Project 20338.03005 The Landings Limited Construction Administration Services Phase 1 Work Authorization #5

Professional Services rendered through November 23, 2024

Phase 01 Limited Con. Admin. Services - Phase 1

Labor

		Hours	Rate	Amount	
Engineer					
Canaday, Ryan	11/9/2024	1.00	186.00	186.00	
CEI Project Manager/Project Admin.					
Donchez, James	11/2/2024	.50	219.00	109.50	
Donchez, James	11/9/2024	.25	219.00	54.75	
Donchez, James	11/16/2024	.50	219.00	109.50	
Principal - Vice President					
Welch, Daniel	11/2/2024	1.00	290.00	290.00	
Welch, Daniel	11/9/2024	1.50	290.00	435.00	
Sr. Construction Owner's Rep					
Villarruel Lopez, Jose	11/9/2024	5.00	202.00	1,010.00	
Villarruel Lopez, Jose	11/16/2024	3.00	202.00	606.00	
Villarruel Lopez, Jose	11/23/2024	4.50	202.00	909.00	
Construction Owner's Rep					
Rodgers, Larry	11/2/2024	3.00	185.00	555.00	
Rodgers, Larry	11/9/2024	4.50	185.00	832.50	
Rodgers, Larry	11/16/2024	2.50	185.00	462.50	
Rodgers, Larry	11/23/2024	6.00	185.00	1,110.00	
Totals		33.25		6,669.75	
Total Labor					**6,669.75**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	6,669.75	3,117.50	9,787.25
Limit			43,335.00
Remaining			33,547.75

Total this Phase $6,669.75

Phase 02 Progress Meetings

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			11,268.00
Remaining			11,268.00

		Total this Phase	**0.00**

Phase 03 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			3,500.00
Remaining			3,500.00

Total this Phase	**0.00**
Total This Invoice	**$6,669.75**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 12

(B) Name of Payee: Pipeline Constructors, Inc.
2117 North Temple Avenue
Starke, FL 32091

(C) Amount Payable: $43,833.29

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Pay Application 10*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 67581 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digital Signature
Daniel J. Welch, P.E.
2025.02.17 12:28:35 -05'00'

Consulting Engineer

PIPELINE Constructors, Inc.
License # CUC057285 & CBC1254712
Class V Fire # 77475900012006
2117 North Temple Avenue • P.O. Box 189, Starke, FL 32091
Phone (904) 964-2019 • Fax (904) 964-2916

Invoice

1.27.25

Invoice No. 272-10

Landings CDD
Attn: District Manager
219 E Livingston Street
Orlando, FL 32801

Project:
Grand Landings Phase 5-6 Ph1
Palm Coast

Description:

Current Gross Monthly Billing	$	46,140.31
Less 5% Retainage	$	2,307.02
Current Net Monthly Billing	**$**	**43,833.29**

Payment Due Net Thirty

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SITEWORK • UTILITIES • PAVING

PIPELINE CONSTRUCTORS INC.

2117 North Temple Ave. • Starke, FL

904-964-2019

CUC057285 • FPC14-000105 • CBC1254712

REQUEST FOR PAYMENT

DRAW (INVOICE) #: 10

DRAW DATE: 1.27.25

PERIOD END DATE: 1.31.25

PROJECT # 272

PROJECT: Grand Landings 5-6 Phase 1

LOCATION: Palm Coast, FL

			OFFICE USE ONLY
a)	Amount of original agreement	$ 5,675,400.57	
b)	Net Change Orders #1 thru # 4	$ 38,010.38	
c)	Revised agreement amount (a+b)	$ 5,713,410.95	
d)	Work completed to date	$ 5,607,615.17	
e)	Value of stored materials [redacted]	$ 0.00	
f)	Total completed & stored to date (d+e)	$ 5,607,615.17	
g)	Less previous applications (line f from previous draw)	$ 5,561,474.86	
h)	Current application (f-g)	$ 46,140.31	
i)	Less 5 % retainage (h*%)	$ 2,307.02	
j)	Less other deductions (State if applicable)	$ 0.00	
k)	Net amount this request (h-i-j)	$ 43,833.29	
l)	Balance to complete agreement (c-f)	$ 105,795.78	
m)	Job-To-Date Retainage Held	$ 280,380.76	

CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless Landings CDD against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing Landings CDD to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 27th day of Jan, 20 25

Pipeline Constructors, Inc. (Name of Company) By: Marney Best, PM (Signature) Project Manager (Title)

2117 N. Temple Ave Starke, FL 32091 (Address) 904-964-2019 (Phone)

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 27th date of Jan, 20 25. My Commission Expires: 3/26/25

STATE OF Florida COUNTY OF Bradford

Witnesses:

Tonya Johnson (Notary Public)

TONYA JOHNSON Notary Public - State of Florida Commission # HH 073183 My Comm. Expires Mar 26, 2025 Bonded through National Notary Assn.

CHECK DELIVERY (CIRCLE ONE) * DELIVER TO JOB SITE * REGULAR MAIL * OVERNIGHT-FEDEX/UPS #

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $ 43,833.29, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 1.31.25 to Landings CDD on the job of Grand Landings 5-6 Phase 1, to the following described property:

Job Name: Grand Landings 5-6 Phase 1
Job Address: _____
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on January 27th, 2025.

Pipeline Constructors, Inc.
(Subcontractor's Name)

By: Marney Best, PM

Printed Name Marney Best, PM

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 27th day of Jan, 2025, by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:
(Subcontractor's Name)

✓ Personally known
_____ Produced Identification
Type of Identification Produced _____

TONYA JOHNSON
Notary Public - State of Florida
Commission # HH 073185
My Comm. Expires Mar 26, 2025
Bonded through National Notary Assn.

Tonya Johnson
NOTARY PUBLIC
My Commission Expires 3/26/25

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-10
Date: 1.27.25
Thru Date: 1.31.25

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
Mobilization/SWPPP/Erosion Control								
Mobilization	$ 25,000.00	$ 23,750.00	$ 1,000.00		$ 24,750.00	99%	$ 250.00	$ 1,237.50
Silt Fence	$ 24,088.35	$ 23,365.70	$ 481.77		$ 23,847.47	99%	$ 240.88	$ 1,192.37
Erosion Control	$ 22,000.00	$ 21,340.00	$ 440.00		$ 21,780.00	99%	$ 220.00	$ 1,089.00
NOI	$ 3,500.00	$ 3,395.00	$ 70.00		$ 3,465.00	99%	$ 35.00	$ 173.25
NPDES	$ 9,800.00	$ 9,506.00	$ 196.00		$ 9,702.00	99%	$ 98.00	$ 485.10
Construction Entrance	$ 14,000.00	$ 11,900.00	$ 1,960.00		$ 13,860.00	99%	$ 140.00	$ 693.00
General Conditions	$ 182,687.00	$ 177,206.39	$ 3,653.74		$ 180,860.13	99%	$ 1,826.87	$ 9,043.01
Total Mobilization/SWPPP/Erosion Control	**$ 281,075.35**	**$ 270,463.09**	**$ 7,801.51**	**$ -**	**$ 278,264.60**		**$ 2,810.75**	**$ 13,913.23**
Earthwork								
Finish Grade	$ 60,000.00	$ 60,000.00	$ -		$ 60,000.00	100%	$ -	$ 3,000.00
Testing	$ 12,400.00	$ 12,400.00	$ -		$ 12,400.00	100%	$ -	$ 620.00
Grading Asbuilts	$ 13,500.00	$ 10,125.00	$ 1,350.00		$ 11,475.00	85%	$ 2,025.00	$ 573.75
Total Seeding / Sodding	**$ 85,900.00**	**$ 82,525.00**	**$ 1,350.00**	**$ -**	**$ 83,875.00**		**$ 2,025.00**	**$ 4,193.75**
Roadway								
Stabilization	$ 186,343.60	$ 186,343.60	$ -		$ 186,343.60	100%	$ -	$ 9,317.18
Asphalt Base	$ 203,550.00	$ 203,550.00	$ -		$ 203,550.00	100%	$ -	$ 10,177.50
Base Finishing	$ 106,535.00	$ 106,535.00	$ -		$ 106,535.00	100%	$ -	$ 5,326.75
Asphalt Paving Site	$ 269,533.55	$ 269,533.55	$ -		$ 269,533.55	100%	$ -	$ 13,476.68
Asphalt Paving Entrance	$ 11,899.80	$ 11,899.80	$ -		$ 11,899.80	100%	$ -	$ 594.99
Prime	$ 16,226.10	$ 16,226.10	$ -		$ 16,226.10	100%	$ -	$ 811.31
Pavement Marking/Signage	$ 20,130.00	$ 16,104.00	$ 4,026.00		$ 20,130.00	100%	$ -	$ 1,006.50
Fire Access	$ 12,724.80	$ 12,724.80	$ -		$ 12,724.80	100%	$ -	$ 636.24
Conservation Signs	$ 1,210.00	$ -	$ 1,210.00		$ 1,210.00	100%	$ -	$ 60.50
CO #4 9 Button Signs	$ 2,760.00	$ -	$ 2,760.00		$ 2,760.00	100%	$ -	$ 138.00
Sidewalk	$ 35,823.60	$ 35,823.60	$ -		$ 35,823.60	100%	$ -	$ 1,791.18
ADA Mats	$ 14,475.00	$ 14,475.00	$ -		$ 14,475.00	100%	$ -	$ 723.75
Curbs Miami	$ 186,788.79	$ 186,788.79	$ -		$ 186,788.79	100%	$ -	$ 9,339.44
Curbs City Standard	$ 5,925.00	$ 5,925.00	$ -		$ 5,925.00	100%	$ -	$ 296.25
Type "C"	$ 8,250.00	$ 8,250.00	$ -		$ 8,250.00	100%	$ -	$ 412.50
Paving Asbuilts	$ 9,600.00	$ 4,800.00	$ 3,360.00		$ 8,160.00	85%	$ 1,440.00	$ 408.00
Total Roadway	**$ 1,091,775.24**	**$ 1,078,979.24**	**$ 11,356.00**	**$ -**	**$ 1,090,335.24**		**$ 1,440.00**	**$ 54,516.76**
Seeding / Sodding								
Sod Swale/Ditches/Slopes	$ 19,161.45	$ 19,161.45	$ -		$ 19,161.45	100%	$ -	$ 958.07
Sod Pond (disturbed areas)	$ 69,997.95	$ 69,997.95	$ -		$ 69,997.95	100%	$ -	$ 3,499.90
Sod B.O.C.	$ 7,929.63	$ 7,929.63	$ -		$ 7,929.63	100%	$ -	$ 396.48
Seeding ROW	$ 11,253.00	$ 11,253.00	$ -		$ 11,253.00	100%	$ -	$ 562.65
Sod Open Spaces/Parks	$ 26,591.40	$ 26,591.40	$ -		$ 26,591.40	100%	$ -	$ 1,329.57
Seed Open Spaces	$ 5,989.50	$ 5,989.50	$ -		$ 5,989.50	100%	$ -	$ 299.48
Lot Seeding	$ 99,825.00	$ 99,825.00	$ -		$ 99,825.00	100%	$ -	$ 4,991.25
Total Seeding / Sodding	**$ 240,747.93**	**$ 240,747.93**	**$ -**	**$ -**	**$ 240,747.93**		**$ -**	**$ 12,037.40**

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-10
Date: 1.27.25
Thru Date: 1.31.25

Storm Drain								
C Inlet	$ 5,560.30	$ 5,560.30	$ -		$ 5,560.30	100%	$ -	$ 278.02
Curb Inlet	$ 88,102.20	$ 88,102.20	$ -		$ 88,102.20	100%	$ -	$ 4,405.11
Double Curb Inlet	$ 69,776.45	$ 69,776.45	$ -		$ 69,776.45	100%	$ -	$ 3,488.82
E Inlet	$ 5,084.40	$ 5,084.40	$ -		$ 5,084.40	100%	$ -	$ 254.22
H Inlet	$ 12,253.95	$ 12,253.95	$ -		$ 12,253.95	100%	$ -	$ 612.70
Manhole	$ 33,713.90	$ 33,713.90	$ -		$ 33,713.90	100%	$ -	$ 1,685.70
Yard Drain	$ 6,471.00	$ 6,471.00	$ -		$ 6,471.00	100%	$ -	$ 323.55
18" MES	$ 3,995.70	$ 3,995.70	$ -		$ 3,995.70	100%	$ -	$ 199.79
24" MES	$ 11,096.10	$ 11,096.10	$ -		$ 11,096.10	100%	$ -	$ 554.81
30" MES	$ 14,773.20	$ 14,773.20	$ -		$ 14,773.20	100%	$ -	$ 738.66
36" MES	$ 6,108.70	$ 6,108.70	$ -		$ 6,108.70	100%	$ -	$ 305.44
34x53 MES	$ 12,614.00	$ 12,614.00	$ -		$ 12,614.00	100%	$ -	$ 630.70
Curb Inlet Grade Rings	$ 19,461.00	$ 19,461.00	$ -		$ 19,461.00	100%	$ -	$ 973.05
Manhole Grade Rings	$ 3,042.00	$ 3,042.00	$ -		$ 3,042.00	100%	$ -	$ 152.10
18" RCP	$ 8,596.80	$ 8,596.80	$ -		$ 8,596.80	100%	$ -	$ 429.84
18" HP	$ 52,589.89	$ 52,589.89	$ -		$ 52,589.89	100%	$ -	$ 2,629.49
24" RCP	$ 27,435.20	$ 27,435.20	$ -		$ 27,435.20	100%	$ -	$ 1,371.76
24" HP	$ 142,252.94	$ 142,252.94	$ -		$ 142,252.94	100%	$ -	$ 7,112.65
30" HP	$ 88,571.44	$ 88,571.44	$ -		$ 88,571.44	100%	$ -	$ 4,428.57
34X53 ERCP	$ 60,899.40	$ 60,899.40	$ -		$ 60,899.40	100%	$ -	$ 3,044.97
12" HP	$ 1,113.82	$ 1,113.82	$ -		$ 1,113.82	100%	$ -	$ 55.69
18" Inlate Drain w/grate	$ 1,773.50	$ 1,773.50	$ -		$ 1,773.50	100%	$ -	$ 88.68
18" Nyloplast Drain Basin 5"	$ 2,969.95	$ 2,969.95	$ -		$ 2,969.95	100%	$ -	$ 148.50
18" Nyloplast Drain Basin 3"	$ 2,934.30	$ 2,934.30	$ -		$ 2,934.30	100%	$ -	$ 146.72
Underdrain Stub Outs @ Inlet	$ 17,570.00	$ 17,570.00	$ -		$ 17,570.00	100%	$ -	$ 878.50
Storm Pipe Certification	$ 35,117.40	$ 35,117.40	$ -		$ 35,117.40	100%	$ -	$ 1,755.87
Dewater	$ 91,020.80	$ 91,020.80	$ -		$ 91,020.80	100%	$ -	$ 4,551.04
Layout	$ 15,950.00	$ 15,950.00	$ -		$ 15,950.00	100%	$ -	$ 797.50
Asbuilts	$ 17,400.00	$ 13,050.00	$ 1,740.00		$ 14,790.00	85%	$ 2,610.00	$ 739.50
CM #2 - Added Yard Drain & 18" HP Pipe **(1204B)**	$ 11,386.74	$ 11,386.74	$ -		$ 11,386.74	100%	$ -	$ 569.34
Total Storm Drain	**$ 869,635.08**	**$ 865,285.08**	**$ 1,740.00**	**$ -**	**$ 867,025.08**		**$ 2,610.00**	**$ 43,351.25**
Sanitary Sewer								
Manhole	$ 179,718.85	$ 179,718.85	$ -		$ 179,718.85	100%	$ -	$ 8,985.94
Manhole "Drop"	$ 10,559.70	$ 10,559.70	$ -		$ 10,559.70	100%	$ -	$ 527.99
Manhole "Lined"	$ 27,730.80	$ 27,730.80	$ -		$ 27,730.80	100%	$ -	$ 1,386.54
Grade Rings	$ 15,086.25	$ 15,086.25	$ -		$ 15,086.25	100%	$ -	$ 754.31
8" PVC	$ 286,482.15	$ 286,482.15	$ -		$ 286,482.15	100%	$ -	$ 14,324.11
Services	$ 285,696.00	$ 285,696.00	$ -		$ 285,696.00	100%	$ -	$ 14,284.80
Outside Drop @ Manhole	$ 1,228.40	$ 1,228.40	$ -		$ 1,228.40	100%	$ -	$ 61.42
Dewater	$ 136,080.00	$ 136,080.00	$ -		$ 136,080.00	100%	$ -	$ 6,804.00
TV	$ 54,602.10	$ 54,602.10	$ -		$ 54,602.10	100%	$ -	$ 2,730.11
Layout	$ 7,425.00	$ 7,425.00	$ -		$ 7,425.00	100%	$ -	$ 371.25

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-10
Date: 1.27.25
Thru Date: 1.31.25

Asbuilts	$ 9,450.00	$ 7,087.50	$ 945.00		$ 8,032.50	85%	$ 1,417.50	$ 401.63
Total Sanitary Sewer	**$ 1,014,059.25**	**$ 1,011,696.75**	**$ 945.00**	**$ -**	**$ 1,012,641.75**		**$ 1,417.50**	**$ 50,632.09**
Force Main								
6" DR 18	$ 64,371.00	$ 57,933.90	$ -		$ 57,933.90	90%	$ 6,437.10	$ 2,896.70
6" Misc Fittings	$ 23,315.55	$ 20,750.84	$ -		$ 20,750.84	89%	$ 2,564.71	$ 1,037.54
6" Plug Valve Assembly	$ 1,641.90	$ 1,034.40	$ -		$ 1,034.40	63%	$ 607.50	$ 51.72
Air Release Valves	$ 9,502.50	$ 4,941.30	$ -		$ 4,941.30	52%	$ 4,561.20	$ 247.07
Air Release Vault	$ 41,462.85	$ 35,658.05	$ -		$ 35,658.05	86%	$ 5,804.80	$ 1,782.90
Restraints/Wire	$ 4,261.30	$ 3,835.17	$ -		$ 3,835.17	90%	$ 426.13	$ 191.76
PT	$ 4,200.00	$ -	$ -		$ -	0%	$ 4,200.00	$ -
Layout	$ 3,100.00	$ 3,100.00	$ -		$ 3,100.00	100%	$ -	$ 155.00
Wire Testing	$ 6,192.00	$ 6,192.00	$ -		$ 6,192.00	100%	$ -	$ 309.60
Asbuilts	$ 4,200.00	$ 2,100.00	$ -		$ 2,100.00	50%	$ 2,100.00	$ 105.00
Total Force Main / Lift Station	**$ 162,247.10**	**$ 135,545.66**	**$ -**	**$ -**	**$ 135,545.66**		**$ 26,701.44**	**$ 6,777.28**
Lift Station								
Wet Well (22-24)	$ 81,898.20	$ 81,898.20	$ -		$ 81,898.20	100%	$ -	$ 4,094.91
Lift Station P.B.M.	$ 264,000.00	$ 256,080.00	$ -		$ 256,080.00	97%	$ 7,920.00	$ 12,804.00
Dewater	$ 17,500.00	$ 17,500.00	$ -		$ 17,500.00	100%	$ -	$ 875.00
Survey	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$ -	$ 175.00
Start Up	$ 3,500.00	$ -	$ -		$ -	0%	$ 3,500.00	$ -
Total Lift Station	**$ 370,398.20**	**$ 358,978.20**	**$ -**	**$ -**	**$ 358,978.20**		**$ 11,420.00**	**$ 17,948.91**
Water								
8" DR 18	$ 219,712.48	$ 219,712.48	$ -		$ 219,712.48	100%	$ -	$ 10,985.62
6" DR 18	$ 2,495.00	$ 2,495.00	$ -		$ 2,495.00	100%	$ -	$ 124.75
4" DR 18	$ 2,756.52	$ 2,756.52	$ -		$ 2,756.52	100%	$ -	$ 137.83
16x8 Wet Tapp	$ 14,088.35	$ 14,088.35	$ -		$ 14,088.35	100%	$ -	$ 704.42
Single Service	$ 79,362.00	$ 79,362.00	$ -		$ 79,362.00	100%	$ -	$ 3,968.10
Long Single Service	$ 106,316.82	$ 106,316.82	$ -		$ 106,316.82	100%	$ -	$ 5,315.84
Lift Station Service	$ 2,019.80	$ 2,019.80	$ -		$ 2,019.80	100%	$ -	$ 100.99
8" Gate Valve	$ 45,202.40	$ 45,202.40	$ -		$ 45,202.40	100%	$ -	$ 2,260.12
6" Gate Valve	$ 19,570.00	$ 19,570.00	$ -		$ 19,570.00	100%	$ -	$ 978.50
Fire Hydrant	$ 40,684.00	$ 40,684.00	$ -		$ 40,684.00	100%	$ -	$ 2,034.20
Flushing Hydrant	$ 9,531.30	$ 9,531.30	$ -		$ 9,531.30	100%	$ -	$ 476.57
8" Misc Fittings	$ 52,422.75	$ 52,422.75	$ -		$ 52,422.75	100%	$ -	$ 2,621.14
6" Misc Fittings	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
4" Misc Fittings	$ 285.15	$ 285.15	$ -		$ 285.15	100%	$ -	$ 14.26
Restraints/Wire	$ 35,857.10	$ 35,857.10	$ -		$ 35,857.10	100%	$ -	$ 1,792.86
PT/BT	$ 6,800.00	$ 6,800.00	$ -		$ 6,800.00	100%	$ -	$ 340.00
Layout	$ 4,740.00	$ 4,740.00	$ -		$ 4,740.00	100%	$ -	$ 237.00
Wire Testing	$ 20,376.00	$ 20,376.00	$ -		$ 20,376.00	100%	$ -	$ 1,018.80
Asbuilts	$ 6,550.00	$ 6,550.00	$ -		$ 6,550.00	100%	$ -	$ 327.50
Total Water	**$ 669,871.17**	**$ 669,871.17**	**$ -**	**$ -**	**$ 669,871.17**		**$ -**	**$ 33,493.56**
Raw Water								

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-10
Date: 1.27.25
Thru Date: 1.31.25

Remove Existing	$ 39,790.00	$ 19,895.00	$ -		$ 19,895.00	50%	$ 19,895.00	$ 994.75
10" DR18	$ 78,711.36	$ 78,711.36	$ -		$ 78,711.36	100%	$ -	$ 3,935.57
10" Gate Valve	$ 9,420.45	$ 9,420.45	$ -		$ 9,420.45	100%	$ -	$ 471.02
10" Misc Fittings	$ 12,780.75	$ 12,780.75	$ -		$ 12,780.75	100%	$ -	$ 639.04
Restraints/Wire	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
PT/BT	$ 3,500.00	$ 1,750.00	$ -		$ 1,750.00	50%	$ 1,750.00	$ 87.50
Layout	$ 950.00	$ 950.00	$ -		$ 950.00	100%	$ -	$ 47.50
Wire Testing	$ 3,744.00	$ 3,744.00	$ -		$ 3,744.00	100%	$ -	$ 187.20
Asbuilts	$ 1,400.00	$ 1,400.00	$ -		$ 1,400.00	100%	$ -	$ 70.00
Change Order #3 Tie In to Existing "Dry Tap"	$ 24,155.58		$ 22,947.80		$ 22,947.80	95%	$ 1,207.78	$ 1,147.39
Total Raw Water	**$ 175,553.64**	**$ 129,753.06**	**$ 22,947.80**	**$ -**	**$ 152,700.86**		**$ 22,852.78**	**$ 7,635.04**
ReUse Water								
8" DR 18	$ 302,480.88	$ 287,356.84	$ -		$ 287,356.84	95%	$ 15,124.04	$ 14,367.84
6" DR 18	$ 7,485.00	$ 7,485.00	$ -		$ 7,485.00	100%	$ -	$ 374.25
4" DR 18	$ 2,143.96	$ 2,143.96	$ -		$ 2,143.96	100%	$ -	$ 107.20
Single Service	$ 70,820.00	$ 70,820.00	$ -		$ 70,820.00	100%	$ -	$ 3,541.00
Long Single Service	$ 118,760.00	$ 118,760.00	$ -		$ 118,760.00	100%	$ -	$ 5,938.00
8" Gate Valve	$ 76,279.05	$ 72,465.10	$ -		$ 72,465.10	95%	$ 3,813.95	$ 3,623.25
Flushing Hydrant	$ 14,317.65	$ 14,317.65	$ -		$ 14,317.65	100%	$ -	$ 715.88
Air Release Valves	$ 7,109.20	$ 4,549.89	$ -		$ 4,549.89	64%	$ 2,559.31	$ 227.49
8" Misc Fittings	$ 61,113.05	$ 58,057.40	$ -		$ 58,057.40	95%	$ 3,055.65	$ 2,902.87
6" Misc Fittings	$ 870.90	$ 870.90	$ -		$ 870.90	100%	$ -	$ 43.55
4" Misc Fittings	$ 571.45	$ 571.45	$ -		$ 571.45	100%	$ -	$ 28.57
Restraints/Wire	$ 43,006.85	$ 40,856.51	$ -		$ 40,856.51	95%	$ 2,150.34	$ 2,042.83
PT	$ 6,800.00	$ 3,400.00	$ -		$ 3,400.00	50%	$ 3,400.00	$ 170.00
Layout	$ 4,650.00	$ 4,185.00	$ -		$ 4,185.00	90%	$ 465.00	$ 209.25
Wire Testing	$ 27,840.00	$ 27,840.00	$ -		$ 27,840.00	100%	$ -	$ 1,392.00
Asbuilts	$ 7,900.00	$ 3,950.00	$ -		$ 3,950.00	50%	$ 3,950.00	$ 197.50
Total ReUse Water	**$ 752,147.99**	**$ 717,629.69**	**$ -**	**$ -**	**$ 717,629.69**		**$ 34,518.30**	**$ 35,881.48**
Total All Scope of Work	**$ 5,713,410.95**	**$ 5,561,474.86**	**$ 46,140.31**	**$ -**	**$ 5,607,615.17**		**$ 105,795.78**	**$ 280,380.76**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 13

(B) Name of Payee: England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: $3,953.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 217794 - Construction Admin Phase 1 Work Authorization 5*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 57981 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digital Signature
Daniel J. Welch, P.E.
2025.02.17 12:29:25 -05'00'

_____
Consulting Engineer

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

January 06, 2025
Invoice No: 217794

Total This Invoice $3,953.00

Project 20338.03005 The Landings Limited Construction Administration Services Phase 1 Work Authorization #5

Professional Services rendered through December 28, 2024

Phase 01 Limited Con. Admin. Services - Phase 1

Labor

		Hours	Rate	Amount	
CEI Project Manager/Project Admin.					
Donchez, James	12/7/2024	.50	219.00	109.50	
Donchez, James	12/14/2024	.50	219.00	109.50	
Principal - Vice President					
Welch, Daniel	11/30/2024	1.50	290.00	435.00	
Welch, Daniel	12/7/2024	1.00	290.00	290.00	
Welch, Daniel	12/14/2024	1.50	290.00	435.00	
Sr. Construction Owner's Rep					
Villarruel Lopez, Jose	11/30/2024	1.50	202.00	303.00	
Villarruel Lopez, Jose	12/7/2024	1.50	202.00	303.00	
Villarruel Lopez, Jose	12/14/2024	1.00	202.00	202.00	
Villarruel Lopez, Jose	12/21/2024	.50	202.00	101.00	
Construction Owner's Rep					
Rodgers, Larry	11/30/2024	1.00	185.00	185.00	
Rodgers, Larry	12/7/2024	5.50	185.00	1,017.50	
Rodgers, Larry	12/14/2024	1.00	185.00	185.00	
Rodgers, Larry	12/21/2024	1.50	185.00	277.50	
Totals		18.50		3,953.00	
Total Labor					**3,953.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	3,953.00	9,787.25	13,740.25
Limit			43,335.00
Remaining			29,594.75

Total this Phase $3,953.00

Phase 02 Progress Meetings

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			11,268.00
Remaining			11,268.00

Total this Phase	**0.00**

Phase 03 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			3,500.00
Remaining			3,500.00

Total this Phase	**0.00**
Total This Invoice	**$3,953.00**

Outstanding Invoices

Number	**Date**	**Balance**
217168	12/2/2024	6,669.75
Total		**6,669.75**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 14

(B) Name of Payee: England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: $7,447.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 218261 - Construction Admin Phase 1 Work Authorization 5*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 87681 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digital Signature
Daniel J. Welch,
P.E.
2025.02.24 15:06:32
-05'00'

Consulting Engineer

ETM ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

February 03, 2025
Invoice No: 218261

Total This Invoice $7,447.00

Project 20338.03005 The Landings Limited Construction Administration Services Phase 1 Work Authorization #5

Professional Services rendered through January 25, 2025

Phase 01 Limited Con. Admin. Services - Phase 1

Labor

		Hours	Rate	Amount	
CEI Sr. Inspector					
Goodman, John	1/4/2025	3.00	173.00	519.00	
Goodman, John	1/11/2025	6.50	173.00	1,124.50	
Goodman, John	1/18/2025	1.50	173.00	259.50	
CEI Inspector					
Goodman, John	1/25/2025	2.50	140.00	350.00	
Principal - Vice President					
Welch, Daniel	1/11/2025	3.00	290.00	870.00	
Welch, Daniel	1/18/2025	2.50	290.00	725.00	
Welch, Daniel	1/25/2025	1.50	290.00	435.00	
Sr. Construction Owner's Rep					
Villarruel Lopez, Jose	1/11/2025	8.50	202.00	1,717.00	
Villarruel Lopez, Jose	1/18/2025	2.00	202.00	404.00	
Villarruel Lopez, Jose	1/25/2025	1.50	202.00	303.00	
Construction Owner's Rep					
Rodgers, Larry	1/11/2025	1.50	185.00	277.50	
Rodgers, Larry	1/18/2025	1.50	185.00	277.50	
Rodgers, Larry	1/25/2025	1.00	185.00	185.00	
Totals		36.50		7,447.00	
Total Labor					**7,447.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	7,447.00	13,740.25	21,187.25
Limit			43,335.00
Remaining			22,147.75

Total this Phase $7,447.00

Phase 02 Progress Meetings

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			11,268.00
Remaining			11,268.00

Total this Phase	**0.00**

Phase 03 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			3,500.00
Remaining			3,500.00

Total this Phase	**0.00**
Total This Invoice	**$7,447.00**

Outstanding Invoices

Number	**Date**	**Balance**
217794	1/6/2025	3,953.00
Total		**3,953.00**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 15

(B) Name of Payee: Smith Trucking Company, Inc.
51 Ellis Street, Suite 101
St. Augustine, FL 32095

(C) Amount Payable: $13,114.85

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 94879-RFP12 – Pay Application 12 & Invoice 94879-RFP13 – Pay Application 13*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 87661 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digital Signature
Daniel J. Welch, P.E.
2025.03.13 20:34:34
-04'00'

Consulting Engineer

Smith Trucking Company, Inc.

51 Ellis Street
Suite 101
St. Augustine, FL 32095

Invoice

Date	Invoice #
11/22/2024	94879-RFP12

Bill To
LANDINGS CDD c/o District Manager 219 E. Livingston St. Orlando, FL 32801

P.O. No.	Terms	Project
	Net 30	23526 Grand Landin...

Description	Qty	Rate	Amount
Additional NPDES - November	1	1,000.00	1,000.00
SUBTOTAL			1,000.00
Retainage Held		-10.00%	-100.00

Subtotal	$900.00
Sales Tax (0.0%)	$0.00
Total	$900.00
Payments/Credits	$0.00
Balance Due	$900.00

EXHIBIT "B" - CONTRACTOR'S REQUEST FOR PAYMENT SUMMARY *

** ATTACH TO CONTRACTOR'S ORIGINAL INVOICE*

CUSTOMER/PROJECT OWNER: Landings CDD c/o District Manager

PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6

PO:

CONTRACT NUMBER:

REQUEST FOR PAYMENT #: 12

FROM:

Smith Trucking Company
51 Ellis Steet Suite 101
St. Augustine, FL 32095

WORK COMPLETED THROUGH: **11/25/2024**

CONTRACTOR VENDOR #

CONTRACT SUMMARY:

1. ORIGINAL CONTRACT LUMP SUM			$2,581,524.81	
2. NET CHANGE BY CHANGE ORDERS TO DATE			$8,600.00	
3. REVISED LUMP SUM TO DATE (Line 1 plus 2)				$2,590,124.81
PAYMENT RELEASE SUMMARY:				
(NOTE: ALL DOLLAR AMOUNTS INCLUDE RETAINAGE)				
4. PREVIOUS PAYMENT RELEASE REQUESTED			$ $2,691,430.78	
5. PAYMENT RELEASES IN PROCESS:				
6. THIS PAYMENT RELEASE	REQUEST #	12	$ $1,000.00	
7. TOTAL PAYMENT RELEASE REQUESTS TO DATE (Sum lines 4, 5, 6)				$ $2,692,430.78
CONTRACT BALANCE:				
8. CONTRACT AMOUNT REMAINING (Line 3 minus 4)				$ ($102,305.97)
RETAINAGE RELEASE SUMMARY:				
9. PREVIOUS RETAINAGE HELD			$ $269,143.08	
10. RETAINAGE RELEASED TO DATE			$ $0.00	
11. RETAINAGE RELEASE REQUEST IN PROCESS:			$ $0.00	
12. RETAINAGE THIS PAYMENT RELEASE	REQUEST #	12	$ $100.00	
13. NET RETAINAGE HELD TO DATE (Sum Lines 9, 11, 12 minus 10)				$ $269,243.08
14. REQUEST AMOUNT LESS RETAINAGE				$ $900.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents and the requirements of all the governing authorities, that all amounts have been paid by the Contractor for Work which previous Requests for Payment were issued and payments received from Toll, and that current payment shown herein is now due.

CONTRACTOR:

By: April Bacon Date: 11.25.24

Name (typed): April Bacon

Title: Project Coordinator

BOND/ESCROW/LC RELEASE APPLIED ☐ Yes ☐ No If no - why not? _____

CUSTOMER/PROJECT OWNER: Landings CDD c/o District Manager
PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6
PO:
CONTRACT DATE:
CONTRACTOR: Smith Trucking
CONTACT / PHONE: (904) 940-1226

			CONTRACT RELEASE		PREVIOUS PAYMENT		CURRENT PAYMENT		T
			QTY & UNIT PRICE		RELEASE REQUEST		RELEASE REQUEST		
CONTRACT ITEM	UNIT	A	B	C	D	E = D x B	F	G = F x B	H = D
		QTY	UNIT	TOTAL	QTY	TOTAL	QTY	TOTAL PAYMENT	QT
			RELEASE PRICE	RELEASE PRICE		PREVIOUS PAID		REQUEST	
Clearing	Acre	123.40	$5,200.00	$641,680.00	123.40	$641,680.00	0.00	$0.00	123.
Strip Site	Acre	123.40	$450.00	$55,530.00	123.40	$55,530.00	0.00	$0.00	123.
Removal of Stripping Material	CY	99,565.00	$2.85	$283,760.25	99,565.00	$283,760.25	0.00	$0.00	99,565
Dig Ponds	CY	332,155.00	$2.85	$946,641.75	298,939.50	$851,977.58	0.00	$0.00	298,93
Compact and Spread	CY	332,155.00	$0.85	$282,331.75	298,939.50	$254,098.58	0.00	$0.00	298,93
Dewatering	CY	332,155.00	$0.25	$83,038.75	298,939.50	$74,734.88	0.00	$0.00	298,93
Grading	Per	399.00	$150.00	$59,850.00	359.00	$53,850.00	0.00	$0.00	359.
Rock	Per	12.00	$950.00	$11,400.00	12.00	$11,400.00	0.00	$0.00	12.0
Seeding	SF	3,426,201.00	$0.06	$205,572.06	0.00	$0.00	0.00	$0.00	0.0
Surveying	Per	1.00	$86,577.00	$86,577.00	0.90	$77,919.30	0.00	$0.00	0.9
Lake Bank Sod	SY	53,671.00	$3.75	$201,266.25	48,304.00	$181,140.00	0.00	$0.00	48,304
Lot Sod	SY	24,561.00	$3.75	$92,103.75	24,561.00	$92,103.75	0.00	$0.00	24,561
Testing	Per	1.00	$78,648.00	$78,648.00	0.90	$70,783.20	0.00	$0.00	0.9
Silt Fence	LF	34,747.00	$3.75	$130,301.25	34,747.00	$130,301.25	0.00	$0.00	34,747
NPDES	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.0
Mobilization	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.0
Sale of Excess Material	CY	301,088.00	($2.00)	($602,176.00)	60,224.00	($120,448.00)	0.00	$0.00	60,224
CONTRACT SUBTOTAL				**$2,581,524.81**		**$2,683,830.78**		**$0.00**	
CO#1 - Silt Fence	Per	1.00	$1,337.50	$1,337.50	1.00	$1,337.50	0.00	$0.00	1.0
Additional NPDES - October	Per	1.00	$6,262.50	$6,262.50	1.00	$6,262.50	0.00	$0.00	1.0
Additional NPDES - November	Per	1.00	$1,000.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	1.0
CHANGE ORDER SUBTOTAL				**$8,600.00**		**$7,600.00**		**$1,000.00**	
RETAINAGE (to be) HELD				*$259,012.48*		*$269,143.08*		*$100.00*	
SUBTOTAL				**$2,331,112.33**		**$2,422,287.70**		**$900.00**	
TOTAL AMOUNT DUE				**$2,590,124.81**		**$2,691,430.78**		**$1,000.00**	

NOTE: The above listed quantities and unit prices are for partial payment release purposes only. The Contract Amount is the Lump Sum Amount(s) contained herein which may n

CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, conditional upon receipt of the sum of **$900** for payment. Hereby waives and releases its lien and right to claim a lien for labor, services, or materials, furnished to **Landings CDD** through **November 25, 2024,** to the following property:

Grand Landing Phases 5 & 6

This release does not cover any earned but unpaid retainage nor any amounts due for labor, service, or materials furnished after the date specified.

DATED: **November 25, 2024**

By: _____

Smith Trucking Company, Inc.
51 Ellis Street Suite 101
St. Augustine, Fl 32095

The individual who had before me signed the foregoing Affidavit and Release on the date shown, being first duly sworn, deposes and says that he/she is authorized to execute the forgoing on behalf of the said firm and that the statements contained herein are true.

STATE OF **FLORIDA**
COUNTY OF **St. Johns**

THE FOREGOING, Partial waiver and Release of Lien was acknowledged to be true and correct before me by **Mellissa Rondinelli**, this 25th day of November, 2024.

Notary: _____

Print Name: April E. Bacon

NOTARY PUBLIC, STATE OF FLORIDA

APRIL E BACON
Notary Public - State of Florida
Commission # HH 335346
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

My Commission Expires: 11.28.2026

Smith Trucking Company, Inc.

51 Ellis Street
Suite 101
St. Augustine, FL 32095

Invoice

Date	Invoice #
1/27/2025	94879-RFP13

Bill To
LANDINGS CDD c/o District Manager 219 E. Livingston St. Orlando, FL 32801

P.O. No.	Terms	Project
	Net 30	23526 Grand Landin...

Description	Qty	Rate	Amount
Seeding	1,026,201	0.06	61,572.06
Sale of Excess Material	25,000	-2.00	-50,000.00
Additional NPDES - December	1	1,000.00	1,000.00
Additional NPDES - January	1	1,000.00	1,000.00
SUBTOTAL			13,572.06
Retainage Held		-10.00%	-1,357.21

Subtotal	$12,214.85
Sales Tax (0.0%)	$0.00
Total	$12,214.85
Payments/Credits	$0.00
Balance Due	$12,214.85

EXHIBIT "B" - CONTRACTOR'S REQUEST FOR PAYMENT SUMMARY *

** ATTACH TO CONTRACTOR'S ORIGINAL INVOICE*

CUSTOMER/PROJECT OWNER: Landings CDD c/o District Manager

PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6

PO:

CONTRACT NUMBER:

REQUEST FOR PAYMENT #: 13

FROM:

Smith Trucking Company
51 Ellis Steet Suite 101
St. Augustine, FL 32095

WORK COMPLETED THROUGH: **1/25/2025**

CONTRACTOR VENDOR #

CONTRACT SUMMARY:

1. ORIGINAL CONTRACT LUMP SUM		$2,581,524.81	
2. NET CHANGE BY CHANGE ORDERS TO DATE		$10,600.00	
3. REVISED LUMP SUM TO DATE (Line 1 plus 2)			$2,592,124.81

PAYMENT RELEASE SUMMARY:

(NOTE: ALL DOLLAR AMOUNTS INCLUDE RETAINAGE)

4. PREVIOUS PAYMENT RELEASE REQUESTED		$ $2,692,430.78	
5. PAYMENT RELEASES IN PROCESS:			
6. THIS PAYMENT RELEASE	REQUEST # 13	$ $13,572.06	
7. TOTAL PAYMENT RELEASE REQUESTS TO DATE (Sum lines 4, 5, 6)			$ $2,706,002.84

CONTRACT BALANCE:

8. CONTRACT AMOUNT REMAINING (Line 3 minus 4)			$ ($113,878.03)

RETAINAGE RELEASE SUMMARY:

9. PREVIOUS RETAINAGE HELD		$ $269,243.08	
10. RETAINAGE RELEASED TO DATE		$ $0.00	
11. RETAINAGE RELEASE REQUEST IN PROCESS:		$ $0.00	
12. RETAINAGE THIS PAYMENT RELEASE	REQUEST # 13	$ $1,357.21	
13. NET RETAINAGE HELD TO DATE (Sum Lines 9, 11, 12 minus 10)			$ $270,600.28
14. REQUEST AMOUNT LESS RETAINAGE			$ $12,214.85

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents and the requirements of all the governing authorities, that all amounts have been paid by the Contractor for Work which previous Requests for Payment were issued and payments received from Toll, and that current payment shown herein is now due.

CONTRACTOR:

By: April Bacon Date: 01.25.25

Name (typed): April Bacon

Title: Project Coordinator

BOND/ESCROW/LC RELEASE APPLIED ☐ Yes ☐ No If no - why not?

CUSTOMER/PROJECT OWNER: Landings CDD c/o District Manager
PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6
PO:
CONTRACT DATE:
CONTRACTOR: Smith Trucking
CONTACT / PHONE: (904) 940-1226

			CONTRACT RELEASE		PREVIOUS PAYMENT		CURRENT PAYMENT		T
			QTY & UNIT PRICE		RELEASE REQUEST		RELEASE REQUEST		
CONTRACT ITEM	UNIT	A	B	C	D	E = D x B	F	G = F x B	H = D
		QTY	UNIT	TOTAL	QTY	TOTAL	QTY	TOTAL PAYMENT	QT
			RELEASE PRICE	RELEASE PRICE		PREVIOUS PAID		REQUEST	
Clearing	Acre	123.40	$5,200.00	$641,680.00	123.40	$641,680.00	0.00	$0.00	123.
Strip Site	Acre	123.40	$450.00	$55,530.00	123.40	$55,530.00	0.00	$0.00	123.
Removal of Stripping Material	CY	99,565.00	$2.85	$283,760.25	99,565.00	$283,760.25	0.00	$0.00	99,56
Dig Ponds	CY	332,155.00	$2.85	$946,641.75	298,939.50	$851,977.58	0.00	$0.00	298,93
Compact and Spread	CY	332,155.00	$0.85	$282,331.75	298,939.50	$254,098.58	0.00	$0.00	298,93
Dewatering	CY	332,155.00	$0.25	$83,038.75	298,939.50	$74,734.88	0.00	$0.00	298,93
Grading	Per	399.00	$150.00	$59,850.00	359.00	$53,850.00	0.00	$0.00	359.
Rock	Per	12.00	$950.00	$11,400.00	12.00	$11,400.00	0.00	$0.00	12.0
Seeding	SF	3,426,201.00	$0.06	$205,572.06	0.00	$0.00	1,026,201.00	$61,572.06	1,026,2
Surveying	Per	1.00	$86,577.00	$86,577.00	0.90	$77,919.30	0.00	$0.00	0.9
Lake Bank Sod	SY	53,671.00	$3.75	$201,266.25	48,304.00	$181,140.00	0.00	$0.00	48,30
Lot Sod	SY	24,561.00	$3.75	$92,103.75	24,561.00	$92,103.75	0.00	$0.00	24,561
Testing	Per	1.00	$78,648.00	$78,648.00	0.90	$70,783.20	0.00	$0.00	0.9
Silt Fence	LF	34,747.00	$3.75	$130,301.25	34,747.00	$130,301.25	0.00	$0.00	34,74
NPDES	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.0
Mobilization	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.0
Sale of Excess Material	CY	301,088.00	($2.00)	($602,176.00)	60,224.00	($120,448.00)	25,000.00	($50,000.00)	85,22
CONTRACT SUBTOTAL				**$2,581,524.81**		**$2,683,830.78**		**$11,572.06**	
CO#1 - Silt Fence	Per	1.00	$1,337.50	$1,337.50	1.00	$1,337.50	0.00	$0.00	1.0
Additional NPDES - October	Per	1.00	$6,262.50	$6,262.50	1.00	$6,262.50	0.00	$0.00	1.0
Additional NPDES - November	Per	1.00	$1,000.00	$1,000.00	1.00	$1,000.00	0.00	$0.00	1.0
Additional NPDES - December	Per	1.00	$1,000.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	1.0
Additional NPDES - January	Per	1.00	$1,000.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	1.0
CHANGE ORDER SUBTOTAL				**$10,600.00**		**$8,600.00**		**$2,000.00**	
RETAINAGE (to be) HELD				*$259,212.48*		*$269,243.08*		*$1,357.21*	
SUBTOTAL				**$2,332,912.33**		**$2,423,187.70**		**$12,214.85**	
TOTAL AMOUNT DUE				**$2,592,124.81**		**$2,692,430.78**		**$13,572.06**	

NOTE: The above listed quantities and unit prices are for partial payment release purposes only. The Contract Amount is the Lump Sum Amount(s) contained herein which may n

CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, conditional upon receipt of the sum of **$12,214.85** for payment. Hereby waives and releases its lien and right to claim a lien for labor, services, or materials, furnished to **Landings CDD** through **January 25, 2025,** to the following property:

Grand Landing Phases 5 & 6

This release does not cover any earned but unpaid retainage nor any amounts due for labor, service, or materials furnished after the date specified.

DATED: **January 25,2025**

By: _____

Smith Trucking Company, Inc.
51 Ellis Street Suite 101
St. Augustine, Fl 32095

The individual who had before me signed the foregoing Affidavit and Release on the date shown, being first duly sworn, deposes and says that he/she is authorized to execute the forgoing on behalf of the said firm and that the statements contained herein are true.

STATE OF **FLORIDA**
COUNTY OF **St. Johns**

THE FOREGOING, Partial waiver and Release of Lien was acknowledged to be true and correct before me by **Mellissa Rondinelli**, this 25th day of January, 2025.

Notary: _____

Print Name: April E. Bacon

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 11.28.2026

APRIL E BACON
Notary Public - State of Florida
Commission # HH 335346
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 16

(B) Name of Payee: England-Thims & Miller
14775 Old St. Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: $1,544.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 217167, Invoice 217781, Invoice 218259, Invoice 218690 – General Consulting Work Authorization 1*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 87881 STATE OF FLORIDA PROFESSIONAL ENGINEER

Daniel J Welch
2025.04.08
12:22:33 -04'00'

Consulting Engineer

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

December 02, 2024
Invoice No: 217167

Total This Invoice $580.00

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through November 23, 2024

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	11/16/2024	2.00	290.00	580.00	
Totals		2.00		580.00	
Total Labor					**580.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	580.00	2,840.75	3,420.75
Limit			13,000.00
Remaining			9,579.25

Total this Phase $580.00

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $580.00

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

January 06, 2025
Invoice No: 217781

Total This Invoice $298.00

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through December 28, 2024

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Senior Advisor					
Clem, Juanitta	12/21/2024	1.00	298.00	298.00	
Response to Bill Freeman, Flagler Beach regarding new well sites					
Totals		1.00		298.00	
Total Labor					**298.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	298.00	3,420.75	3,718.75
Limit			13,000.00
Remaining			9,281.25

Total this Phase $298.00

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $298.00

Outstanding Invoices

Number	**Date**	**Balance**
217167	12/2/2024	580.00
Total		**580.00**

ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

February 03, 2025
Invoice No: 218259

Total This Invoice $521.50

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through January 25, 2025

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Senior Advisor					
Clem, Juanitta	1/11/2025	.50	298.00	149.00	
As-builts review					
Clem, Juanitta	1/18/2025	1.00	298.00	298.00	
FDEP certification form review					
Clem, Juanitta	1/18/2025	.25	298.00	74.50	
Sign and seal plans					
Totals		1.75		521.50	
Total Labor					**521.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	521.50	3,718.75	4,240.25
Limit			13,000.00
Remaining			8,759.75

Total this Phase $521.50

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $521.50

Outstanding Invoices

Number	Date	Balance
217167	12/2/2024	580.00
217781	1/6/2025	298.00
Total		**878.00**

ETM ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

March 03, 2025
Invoice No: 218690

Total This Invoice $145.00

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through February 22, 2025

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	2/22/2025	.50	290.00	145.00	
Req Review					
Totals		.50		145.00	
Total Labor					**145.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	145.00	4,240.25	4,385.25
Limit			13,000.00
Remaining			8,614.75

Total this Phase $145.00

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $145.00

Outstanding Invoices

Number	Date	Balance
217167	12/2/2024	580.00
217781	1/6/2025	298.00
218259	2/3/2025	521.50
Total		**1,399.50**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 17

(B) Name of Payee: Pipeline Constructors, Inc.
2117 North Temple Avenue
Starke, FL 32091

(C) Amount Payable: $89,561.99

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Pay Application 11*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 87681 STATE OF FLORIDA PROFESSIONAL ENGINEER

Daniel J Welch
2025.04.08
12:22:08 -04'00'

Consulting Engineer

PIPELINE Constructors, Inc.
License # CUC057285 & CBC1254712
Class V Fire # 77475900012006

2117 North Temple Avenue • P.O. Box 189, Starke, FL 32091
Phone (904) 964-2019 • Fax (904) 964-2916

Invoice

3.27.25

Invoice No. 272-11

Landings CDD
Attn: District Manager
219 E Livingston Street
Orlando, FL 32801

Project:
Grand Landings Phase 5-6 Ph1
Palm Coast

Description:

Current Gross Monthly Billing	$	94,275.78
Less 5% Retainage	$	4,713.79
Current Net Monthly Billing	**$**	**89,561.99**

Payment Due Net Thirty

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contact Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Engineer Certification _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SITEWORK • UTILITIES • PAVING

PIPELINE CONSTRUCTORS INC.

2117 North Temple Ave. • Starke, FL

904-964-2019

CUC057285 • FPC14-000105 • CBC1254712

REQUEST FOR PAYMENT

DRAW (INVOICE) #: 11

DRAW DATE: 3.27.25

PERIOD END DATE: 3.31.25

PROJECT # 272

PROJECT: Grand Landings 5-6 Phase 1

LOCATION: Palm Coast, FL

			OFFICE USE ONLY
a)	Amount of original agreement	$ 5,675,400.57	
b)	Net Change Orders #1 thru # 4	$ 38,010.38	
c)	Revised agreement amount (a+b)	$ 5,713,410.95	
d)	Work completed to date	$ 5,701,890.95	
e)	Value of stored materials [redacted]	$ 0.00	
f)	Total completed & stored to date (d+e)	$ 5,701,890.95	
g)	Less previous applications (line f from previous draw)	$ 5,607,615.17	
h)	Current application (f-g)	$ 94,275.78	
i)	Less 5 % retainage (h*%)	$ 4,713.79	
j)	Less other deductions (State if applicable)	$ 0.00	
k)	Net amount this request (h-i-j)	$ 89,561.99	
l)	Balance to complete agreement (c-f)	$ 11,520.00	
m)	Job-To-Date Retainage Held	$ 285,094.55	

CONDITIONAL PARTIAL WAIVER AND RELEASE OF LIEN

The undersigned subcontractor acknowledges that there are no additional costs or claims for any extras or additions for labor or material on the described real estate performed to date, except as authorized by signed Change Orders which are included on line "b" below and further certifies that all work performed or materials installed are in accordance with the approved plans and specifications on the agreement. The undersigned certifies that all laborers and materialmen with regard to the job have been fully paid and that none of such laborers and materialmen have any claims, demands or claims of lien against said premises, and the undersigned subcontractor does hereby agree to indemnify and hold harmless Landings CDD against any loss or damage, including a reasonable attorney's fee, which it may sustain by reason of placing or filing of liens against said real estate by subcontractor's laborers or materialmen for amounts due them for services performed to date.

This agreement constitutes a partial release of lien to the extent of all monies due and owing, including the cost of additional labor and material for work being performed without a signed Change Order up to date hereof, and further is given in accordance with Governing Mechanics Lien Law and the undersigned subcontractor certifies that he has paid all laborers and materialmen to the date hereof and this agreement constitutes a sworn affidavit inducing Landings CDD to make the payment requested.

SIGNATURE MUST BE NOTARIZED OR WITNESSED BY TWO PERSONS.

Witness the hand and seal of the undersigned this 27th day of March, 20 25

Pipeline Constructors, Inc. (Name of Company) By: Marney Best PM (Signature) Project Manager (Title)

2117 N. Temple Ave Starke, FL 32091 (Address) 904-964-2019 (Phone)

Before me, the undersigned authority, personally appeared Marney Best who, by me being first duly sworn, did acknowledge that he or she is the Project Manager of Pipeline Constructors, Inc. and as such has the authority to execute this document and that the facts stated therein are true.

Dated this 27th date of March, 20 25. My Commission Expires: 3/26/29

STATE OF Florida COUNTY OF Bradford

Mya Johnson (Notary Public)

Witness:

CHECK DELIVERY (CIRCLE ONE) * DELIVER TO JOB SITE * REGULAR MAIL * OVERNIGHT-FEDEX/UPS #

CONDITIONAL
WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $ 89,561.99, hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through 3.31.25 to Landings CDD on the job of Grand Landings 5-6 Phase 1, to the following described property:

Job Name: Grand Landings 5-6 Phase 1
Job Address: _____
City, State, Zip: Palm Coast, FL

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on March 27th, 2025.

Pipeline Constructors, Inc.
(Subcontractor's Name)

By: Marney Best, PM

Printed Name Marney Best, PM

STATE OF FLORIDA
COUNTY OF Bradford

The foregoing instrument was acknowledged before me this 27th day of March, 2025 by Marney Best, as Project Manager of Pipeline Constructors, Inc., who is:
(Subcontractor's Name)

✓ Personally known
_____ Produced Identification
Type of Identification Produced _____

NOTARY PUBLIC
My Commission Expires 3/26/29

This is a statutory form prescribed by Section 713.20, Florida Statutes (2001).

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

Billing No. 272-11
Date: 3.26.25
Thru Date: 3.31.25

Description of Work	Scheduled Value	From Previous Application	This Period Complete	Material Stored	Total Completed to Date	%	Balance to Finish	Retainage
Mobilization/SWPPP/Erosion Control								
Mobilization	$ 25,000.00	$ 24,750.00	$ 250.00		$ 25,000.00	100%	$ -	$ 1,250.00
Silt Fence	$ 24,088.35	$ 23,847.47	$ 240.88		$ 24,088.35	100%	$ -	$ 1,204.42
Erosion Control	$ 22,000.00	$ 21,780.00	$ 220.00		$ 22,000.00	100%	$ -	$ 1,100.00
NOI	$ 3,500.00	$ 3,465.00	$ 35.00		$ 3,500.00	100%	$ -	$ 175.00
NPDES	$ 9,800.00	$ 9,702.00	$ 98.00		$ 9,800.00	100%	$ -	$ 490.00
Construction Entrance	$ 14,000.00	$ 13,860.00	$ 140.00		$ 14,000.00	100%	$ -	$ 700.00
General Conditions	$ 182,687.00	$ 180,860.13	$ 1,826.87		$ 182,687.00	100%	$ -	$ 9,134.35
Total Mobilization/SWPPP/Erosion Control	**$ 281,075.35**	**$ 278,264.60**	**$ 2,810.75**	**$ -**	**$ 281,075.35**		**$ -**	**$ 14,053.77**
Earthwork								
Finish Grade	$ 60,000.00	$ 60,000.00	$ -		$ 60,000.00	100%	$ -	$ 3,000.00
Testing	$ 12,400.00	$ 12,400.00	$ -		$ 12,400.00	100%	$ -	$ 620.00
Grading Asbuilts	$ 13,500.00	$ 11,475.00	$ 675.00		$ 12,150.00	90%	$ 1,350.00	$ 607.50
Total Seeding / Sodding	**$ 85,900.00**	**$ 83,875.00**	**$ 675.00**	**$ -**	**$ 84,550.00**		**$ 1,350.00**	**$ 4,227.50**
Roadway								
Stabilization	$ 186,343.60	$ 186,343.60	$ -		$ 186,343.60	100%	$ -	$ 9,317.18
Asphalt Base	$ 203,550.00	$ 203,550.00	$ -		$ 203,550.00	100%	$ -	$ 10,177.50
Base Finishing	$ 106,535.00	$ 106,535.00	$ -		$ 106,535.00	100%	$ -	$ 5,326.75
Asphalt Paving Site	$ 269,533.55	$ 269,533.55	$ -		$ 269,533.55	100%	$ -	$ 13,476.68
Asphalt Paving Entrance	$ 11,899.80	$ 11,899.80	$ -		$ 11,899.80	100%	$ -	$ 594.99
Prime	$ 16,226.10	$ 16,226.10	$ -		$ 16,226.10	100%	$ -	$ 811.31
Pavement Marking/Signage	$ 20,130.00	$ 20,130.00	$ -		$ 20,130.00	100%	$ -	$ 1,006.50
Fire Access	$ 12,724.80	$ 12,724.80	$ -		$ 12,724.80	100%	$ -	$ 636.24
Conservation Signs	$ 1,210.00	$ 1,210.00	$ -		$ 1,210.00	100%	$ -	$ 60.50
CO #4 9 Button Signs	$ 2,760.00	$ 2,760.00	$ -		$ 2,760.00	100%	$ -	$ 138.00
Sidewalk	$ 35,823.60	$ 35,823.60	$ -		$ 35,823.60	100%	$ -	$ 1,791.18
ADA Mats	$ 14,475.00	$ 14,475.00	$ -		$ 14,475.00	100%	$ -	$ 723.75
Curbs Miami	$ 186,788.79	$ 186,788.79	$ -		$ 186,788.79	100%	$ -	$ 9,339.44
Curbs City Standard	$ 5,925.00	$ 5,925.00	$ -		$ 5,925.00	100%	$ -	$ 296.25
Type "C"	$ 8,250.00	$ 8,250.00	$ -		$ 8,250.00	100%	$ -	$ 412.50
Paving Asbuilts	$ 9,600.00	$ 8,160.00	$ 480.00		$ 8,640.00	90%	$ 960.00	$ 432.00
Total Roadway	**$ 1,091,775.24**	**$ 1,090,335.24**	**$ 480.00**	**$ -**	**$ 1,090,815.24**		**$ 960.00**	**$ 54,540.76**
Seeding / Sodding								
Sod Swale/Ditches/Slopes	$ 19,161.45	$ 19,161.45	$ -		$ 19,161.45	100%	$ -	$ 958.07
Sod Pond (disturbed areas)	$ 69,997.95	$ 69,997.95	$ -		$ 69,997.95	100%	$ -	$ 3,499.90
Sod B.O.C.	$ 7,929.63	$ 7,929.63	$ -		$ 7,929.63	100%	$ -	$ 396.48
Seeding ROW	$ 11,253.00	$ 11,253.00	$ -		$ 11,253.00	100%	$ -	$ 562.65
Sod Open Spaces/Parks	$ 26,591.40	$ 26,591.40	$ -		$ 26,591.40	100%	$ -	$ 1,329.57
Seed Open Spaces	$ 5,989.50	$ 5,989.50	$ -		$ 5,989.50	100%	$ -	$ 299.48
Lot Seeding	$ 99,825.00	$ 99,825.00	$ -		$ 99,825.00	100%	$ -	$ 4,991.25

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

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Total Seeding / Sodding	**$ 240,747.93**	**$ 240,747.93**	**$ -**	**$ -**	**$ 240,747.93**		**$ -**	**$ 12,037.40**
Storm Drain								
C Inlet	$ 5,560.30	$ 5,560.30	$ -		$ 5,560.30	100%	$ -	$ 278.02
Curb Inlet	$ 88,102.20	$ 88,102.20	$ -		$ 88,102.20	100%	$ -	$ 4,405.11
Double Curb Inlet	$ 69,776.45	$ 69,776.45	$ -		$ 69,776.45	100%	$ -	$ 3,488.82
E Inlet	$ 5,084.40	$ 5,084.40	$ -		$ 5,084.40	100%	$ -	$ 254.22
H Inlet	$ 12,253.95	$ 12,253.95	$ -		$ 12,253.95	100%	$ -	$ 612.70
Manhole	$ 33,713.90	$ 33,713.90	$ -		$ 33,713.90	100%	$ -	$ 1,685.70
Yard Drain	$ 6,471.00	$ 6,471.00	$ -		$ 6,471.00	100%	$ -	$ 323.55
18" MES	$ 3,995.70	$ 3,995.70	$ -		$ 3,995.70	100%	$ -	$ 199.79
24" MES	$ 11,096.10	$ 11,096.10	$ -		$ 11,096.10	100%	$ -	$ 554.81
30" MES	$ 14,773.20	$ 14,773.20	$ -		$ 14,773.20	100%	$ -	$ 738.66
36" MES	$ 6,108.70	$ 6,108.70	$ -		$ 6,108.70	100%	$ -	$ 305.44
34x53 MES	$ 12,614.00	$ 12,614.00	$ -		$ 12,614.00	100%	$ -	$ 630.70
Curb Inlet Grade Rings	$ 19,461.00	$ 19,461.00	$ -		$ 19,461.00	100%	$ -	$ 973.05
Manhole Grade Rings	$ 3,042.00	$ 3,042.00	$ -		$ 3,042.00	100%	$ -	$ 152.10
18" RCP	$ 8,596.80	$ 8,596.80	$ -		$ 8,596.80	100%	$ -	$ 429.84
18" HP	$ 52,589.89	$ 52,589.89	$ -		$ 52,589.89	100%	$ -	$ 2,629.49
24" RCP	$ 27,435.20	$ 27,435.20	$ -		$ 27,435.20	100%	$ -	$ 1,371.76
24" HP	$ 142,252.94	$ 142,252.94	$ -		$ 142,252.94	100%	$ -	$ 7,112.65
30" HP	$ 88,571.44	$ 88,571.44	$ -		$ 88,571.44	100%	$ -	$ 4,428.57
34X53 ERCP	$ 60,899.40	$ 60,899.40	$ -		$ 60,899.40	100%	$ -	$ 3,044.97
12" HP	$ 1,113.82	$ 1,113.82	$ -		$ 1,113.82	100%	$ -	$ 55.69
18" Inlate Drain w/grate	$ 1,773.50	$ 1,773.50	$ -		$ 1,773.50	100%	$ -	$ 88.68
18" Nyloplast Drain Basin 5"	$ 2,969.95	$ 2,969.95	$ -		$ 2,969.95	100%	$ -	$ 148.50
18" Nyloplast Drain Basin 3"	$ 2,934.30	$ 2,934.30	$ -		$ 2,934.30	100%	$ -	$ 146.72
Underdrain Stub Outs @ Inlet	$ 17,570.00	$ 17,570.00	$ -		$ 17,570.00	100%	$ -	$ 878.50
Storm Pipe Certification	$ 35,117.40	$ 35,117.40	$ -		$ 35,117.40	100%	$ -	$ 1,755.87
Dewater	$ 91,020.80	$ 91,020.80	$ -		$ 91,020.80	100%	$ -	$ 4,551.04
Layout	$ 15,950.00	$ 15,950.00	$ -		$ 15,950.00	100%	$ -	$ 797.50
Asbuilts	$ 17,400.00	$ 14,790.00	$ 870.00		$ 15,660.00	90%	$ 1,740.00	$ 783.00
CM #2 - Added Yard Drain & 18" HP Pipe (1204B)	$ 11,386.74	$ 11,386.74	$ -		$ 11,386.74	100%	$ -	$ 569.34
Total Storm Drain	**$ 869,635.08**	**$ 867,025.08**	**$ 870.00**	**$ -**	**$ 867,895.08**		**$ 1,740.00**	**$ 43,394.75**
Sanitary Sewer								
Manhole	$ 179,718.85	$ 179,718.85	$ -		$ 179,718.85	100%	$ -	$ 8,985.94
Manhole "Drop"	$ 10,559.70	$ 10,559.70	$ -		$ 10,559.70	100%	$ -	$ 527.99
Manhole "Lined"	$ 27,730.80	$ 27,730.80	$ -		$ 27,730.80	100%	$ -	$ 1,386.54
Grade Rings	$ 15,086.25	$ 15,086.25	$ -		$ 15,086.25	100%	$ -	$ 754.31
8" PVC	$ 286,482.15	$ 286,482.15	$ -		$ 286,482.15	100%	$ -	$ 14,324.11
Services	$ 285,696.00	$ 285,696.00	$ -		$ 285,696.00	100%	$ -	$ 14,284.80
Outside Drop @ Manhole	$ 1,228.40	$ 1,228.40	$ -		$ 1,228.40	100%	$ -	$ 61.42
Dewater	$ 136,080.00	$ 136,080.00	$ -		$ 136,080.00	100%	$ -	$ 6,804.00

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
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TV	$ 54,602.10	$ 54,602.10	$ -		$ 54,602.10	100%	$ -	$ 2,730.11
Layout	$ 7,425.00	$ 7,425.00	$ -		$ 7,425.00	100%	$ -	$ 371.25
Asbuilts	$ 9,450.00	$ 8,032.50	$ 472.50		$ 8,505.00	90%	$ 945.00	$ 425.25
Total Sanitary Sewer	**$ 1,014,059.25**	**$ 1,012,641.75**	**$ 472.50**	**$ -**	**$ 1,013,114.25**		**$ 945.00**	**$ 50,655.71**
Force Main								
6" DR 18	$ 64,371.00	$ 57,933.90	$ 6,437.10		$ 64,371.00	100%	$ -	$ 3,218.55
6" Misc Fittings	$ 23,315.55	$ 20,750.84	$ 2,564.71		$ 23,315.55	100%	$ -	$ 1,165.78
6" Plug Valve Assembly	$ 1,641.90	$ 1,034.40	$ 607.50		$ 1,641.90	100%	$ -	$ 82.10
Air Release Valves	$ 9,502.50	$ 4,941.30	$ 4,561.20		$ 9,502.50	100%	$ -	$ 475.13
Air Release Vault	$ 41,462.85	$ 35,658.05	$ 5,804.80		$ 41,462.85	100%	$ -	$ 2,073.14
Restraints/Wire	$ 4,261.30	$ 3,835.17	$ 426.13		$ 4,261.30	100%	$ -	$ 213.07
PT	$ 4,200.00	$ -	$ 4,200.00		$ 4,200.00	100%	$ -	$ 210.00
Layout	$ 3,100.00	$ 3,100.00	$ -		$ 3,100.00	100%	$ -	$ 155.00
Wire Testing	$ 6,192.00	$ 6,192.00	$ -		$ 6,192.00	100%	$ -	$ 309.60
Asbuilts	$ 4,200.00	$ 2,100.00	$ 1,050.00		$ 3,150.00	75%	$ 1,050.00	$ 157.50
Total Force Main / Lift Station	**$ 162,247.10**	**$ 135,545.66**	**$ 25,651.44**	**$ -**	**$ 161,197.10**		**$ 1,050.00**	**$ 8,059.86**
Lift Station								
Wet Well (22-24)	$ 81,898.20	$ 81,898.20	$ -		$ 81,898.20	100%	$ -	$ 4,094.91
Lift Station P.B.M.	$ 264,000.00	$ 256,080.00	$ 7,920.00		$ 264,000.00	100%	$ -	$ 13,200.00
Dewater	$ 17,500.00	$ 17,500.00	$ -		$ 17,500.00	100%	$ -	$ 875.00
Survey	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100%	$ -	$ 175.00
Start Up	$ 3,500.00	$ -	$ -		$ -	0%	$ 3,500.00	$ -
Total Lift Station	**$ 370,398.20**	**$ 358,978.20**	**$ 7,920.00**	**$ -**	**$ 366,898.20**		**$ 3,500.00**	**$ 18,344.91**
Water								
8" DR 18	$ 219,712.48	$ 219,712.48	$ -		$ 219,712.48	100%	$ -	$ 10,985.62
6" DR 18	$ 2,495.00	$ 2,495.00	$ -		$ 2,495.00	100%	$ -	$ 124.75
4" DR 18	$ 2,756.52	$ 2,756.52	$ -		$ 2,756.52	100%	$ -	$ 137.83
16x8 Wet Tapp	$ 14,088.35	$ 14,088.35	$ -		$ 14,088.35	100%	$ -	$ 704.42
Single Service	$ 79,362.00	$ 79,362.00	$ -		$ 79,362.00	100%	$ -	$ 3,968.10
Long Single Service	$ 106,316.82	$ 106,316.82	$ -		$ 106,316.82	100%	$ -	$ 5,315.84
Lift Station Service	$ 2,019.80	$ 2,019.80	$ -		$ 2,019.80	100%	$ -	$ 100.99
8" Gate Valve	$ 45,202.40	$ 45,202.40	$ -		$ 45,202.40	100%	$ -	$ 2,260.12
6" Gate Valve	$ 19,570.00	$ 19,570.00	$ -		$ 19,570.00	100%	$ -	$ 978.50
Fire Hydrant	$ 40,684.00	$ 40,684.00	$ -		$ 40,684.00	100%	$ -	$ 2,034.20
Flushing Hydrant	$ 9,531.30	$ 9,531.30	$ -		$ 9,531.30	100%	$ -	$ 476.57
8" Misc Fittings	$ 52,422.75	$ 52,422.75	$ -		$ 52,422.75	100%	$ -	$ 2,621.14
6" Misc Fittings	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
4" Misc Fittings	$ 285.15	$ 285.15	$ -		$ 285.15	100%	$ -	$ 14.26
Restraints/Wire	$ 35,857.10	$ 35,857.10	$ -		$ 35,857.10	100%	$ -	$ 1,792.86
PT/BT	$ 6,800.00	$ 6,800.00	$ -		$ 6,800.00	100%	$ -	$ 340.00
Layout	$ 4,740.00	$ 4,740.00	$ -		$ 4,740.00	100%	$ -	$ 237.00
Wire Testing	$ 20,376.00	$ 20,376.00	$ -		$ 20,376.00	100%	$ -	$ 1,018.80

Pipeline Constructors, Inc.
JOB NAME Grand Landings Phase 5-6 Ph 1
Schedule of Values **Through Change Order #1**

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Asbuilts	$ 6,550.00	$ 6,550.00	$ -		$ 6,550.00	100%	$ -	$ 327.50
Total Water	**$ 669,871.17**	**$ 669,871.17**	**$ -**	**$ -**	**$ 669,871.17**		**$ -**	**$ 33,493.56**
Raw Water								
Remove Existing	$ 39,790.00	$ 19,895.00	$ 19,895.00		$ 39,790.00	100%	$ -	$ 1,989.50
10" DR18	$ 78,711.36	$ 78,711.36	$ -		$ 78,711.36	100%	$ -	$ 3,935.57
10" Gate Valve	$ 9,420.45	$ 9,420.45	$ -		$ 9,420.45	100%	$ -	$ 471.02
10" Misc Fittings	$ 12,780.75	$ 12,780.75	$ -		$ 12,780.75	100%	$ -	$ 639.04
Restraints/Wire	$ 1,101.50	$ 1,101.50	$ -		$ 1,101.50	100%	$ -	$ 55.08
PT/BT	$ 3,500.00	$ 1,750.00	$ 1,750.00		$ 3,500.00	100%	$ -	$ 175.00
Layout	$ 950.00	$ 950.00	$ -		$ 950.00	100%	$ -	$ 47.50
Wire Testing	$ 3,744.00	$ 3,744.00	$ -		$ 3,744.00	100%	$ -	$ 187.20
Asbuilts	$ 1,400.00	$ 1,400.00	$ -		$ 1,400.00	100%	$ -	$ 70.00
Change Order #3 Tie In to Existing "Dry Tap"	$ 24,155.58	$ 22,947.80	$ 1,207.78		$ 24,155.58	100%	$ -	$ 1,207.78
Total Raw Water	**$ 175,553.64**	**$ 152,700.86**	**$ 22,852.78**	**$ -**	**$ 175,553.64**		**$ -**	**$ 8,777.68**
ReUse Water								
8" DR 18	$ 302,480.88	$ 287,356.84	$ 15,124.04		$ 302,480.88	100%	$ -	$ 15,124.04
6" DR 18	$ 7,485.00	$ 7,485.00	$ -		$ 7,485.00	100%	$ -	$ 374.25
4" DR 18	$ 2,143.96	$ 2,143.96	$ -		$ 2,143.96	100%	$ -	$ 107.20
Single Service	$ 70,820.00	$ 70,820.00	$ -		$ 70,820.00	100%	$ -	$ 3,541.00
Long Single Service	$ 118,760.00	$ 118,760.00	$ -		$ 118,760.00	100%	$ -	$ 5,938.00
8" Gate Valve	$ 76,279.05	$ 72,465.10	$ 3,813.95		$ 76,279.05	100%	$ -	$ 3,813.95
Flushing Hydrant	$ 14,317.65	$ 14,317.65	$ -		$ 14,317.65	100%	$ -	$ 715.88
Air Release Valves	$ 7,109.20	$ 4,549.89	$ 2,559.31		$ 7,109.20	100%	$ -	$ 355.46
8" Misc Fittings	$ 61,113.05	$ 58,057.40	$ 3,055.65		$ 61,113.05	100%	$ -	$ 3,055.65
6" Misc Fittings	$ 870.90	$ 870.90	$ -		$ 870.90	100%	$ -	$ 43.55
4" Misc Fittings	$ 571.45	$ 571.45	$ -		$ 571.45	100%	$ -	$ 28.57
Restraints/Wire	$ 43,006.85	$ 40,856.51	$ 2,150.34		$ 43,006.85	100%	$ -	$ 2,150.34
PT	$ 6,800.00	$ 3,400.00	$ 3,400.00		$ 6,800.00	100%	$ -	$ 340.00
Layout	$ 4,650.00	$ 4,185.00	$ 465.00		$ 4,650.00	100%	$ -	$ 232.50
Wire Testing	$ 27,840.00	$ 27,840.00	$ -		$ 27,840.00	100%	$ -	$ 1,392.00
Asbuilts	$ 7,900.00	$ 3,950.00	$ 1,975.00		$ 5,925.00	75%	$ 1,975.00	$ 296.25
Total ReUse Water	**$ 752,147.99**	**$ 717,629.69**	**$ 32,543.30**	**$ -**	**$ 750,172.99**		**$ 1,975.00**	**$ 37,508.65**
Total All Scope of Work	**$ 5,713,410.95**	**$ 5,607,615.17**	**$ 94,275.78**	**$ -**	**$ 5,701,890.95**		**$ 11,520.00**	**$ 285,094.55**

REQUISITION
LANDINGS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS (NORTH TRACT), SERIES 2024

The undersigned, a Responsible Officer of the Landings Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of June 1, 2024, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 18

(B) Name of Payee: Smith Trucking Company, Inc.
51 Ellis Street, Suite 101
St. Augustine, FL 32095

(C) Amount Payable: $72,000

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): *Invoice 94879-RFP15 – Pay Application 15*

(E) Amount, if any, that is used for a Deferred Cost: $0

(F) Fund or Account from which disbursement to be made: Series 2024 Acquisition and Construction Account

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested are on file with the Issuer.

LANDINGS COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

DANIEL JACK WELCH LICENSE No. 87681 STATE OF FLORIDA PROFESSIONAL ENGINEER

Daniel J Welch
2025.04.08
12:21:38 -04'00'

Consulting Engineer

Smith Trucking Company, Inc.

51 Ellis Street
Suite 101
St. Augustine, FL 32095

Invoice

Date	Invoice #
3/27/2025	94879-RFP15

Bill To
LANDINGS CDD c/o District Manager 219 E. Livingston St. Orlando, FL 32801

P.O. No.	Terms	Project
	Net 30	23526 Grand Landin...

Description	Qty	Rate	Amount
Dig Ponds	20,000	2.85	57,000.00
Compact and Spread	20,000	0.85	17,000.00
Dewatering	20,000	0.25	5,000.00
Sale of Excess Material	200,139	-2.00	-400,278.00
Additional NPDES - March	1	1,000.00	1,000.00
Sale of Excess Material	200,139	2.00	400,278.00
SUBTOTAL			80,000.00
Retainage Held		-10.00%	-8,000.00

Subtotal	$72,000.00
Sales Tax (0.0%)	$0.00
Total	$72,000.00
Payments/Credits	$0.00
Balance Due	$72,000.00

EXHIBIT "B" - CONTRACTOR'S REQUEST FOR PAYMENT SUMMARY *

** ATTACH TO CONTRACTOR'S ORIGINAL INVOICE*

CUSTOMER/PROJECT OWNER: Landings CDD c/o District Manager

PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6

PO:

CONTRACT NUMBER:

REQUEST FOR PAYMENT #: 15

FROM:

Smith Trucking Company
51 Ellis Steet Suite 101
St. Augustine, FL 32095

WORK COMPLETED THROUGH: **3/25/2025**

CONTRACTOR VENDOR #

CONTRACT SUMMARY:

1. ORIGINAL CONTRACT LUMP SUM		$2,581,524.81	
2. NET CHANGE BY CHANGE ORDERS TO DATE		$412,878.00	
3. REVISED LUMP SUM TO DATE (Line 1 plus 2)			$2,994,402.81

PAYMENT RELEASE SUMMARY:

(NOTE: ALL DOLLAR AMOUNTS INCLUDE RETAINAGE)

4. PREVIOUS PAYMENT RELEASE REQUESTED			$ $2,675,552.84	
5. PAYMENT RELEASES IN PROCESS:				
6. THIS PAYMENT RELEASE	REQUEST #	15	$ $80,000.00	
7. TOTAL PAYMENT RELEASE REQUESTS TO DATE (Sum lines 4, 5, 6)				$ $2,755,552.84

CONTRACT BALANCE:

8. CONTRACT AMOUNT REMAINING (Line 3 minus 4)				$ $238,849.98

RETAINAGE RELEASE SUMMARY:

9. PREVIOUS RETAINAGE HELD			$ $267,555.31	
10. RETAINAGE RELEASED TO DATE			$ $0.00	
11. RETAINAGE RELEASE REQUEST IN PROCESS:			$ $0.00	
12. RETAINAGE THIS PAYMENT RELEASE	REQUEST #	15	$ $8,000.00	
13. NET RETAINAGE HELD TO DATE (Sum Lines 9, 11, 12 minus 10)				$ $275,555.31
14. REQUEST AMOUNT LESS RETAINAGE				$ $72,000.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Request for Payment has been completed in accordance with the Contract Documents and the requirements of all the governing authorities, that all amounts have been paid by the Contractor for Work which previous Requests for Payment were issued and payments received from Toll, and that current payment shown herein is now due.

CONTRACTOR:

By: April Bacon Date: 03.25.25

Name (typed): April Bacon

Title: Project Coordinator

BOND/ESCROW/LC RELEASE APPLIED ☐ Yes ☐ No If no - why not? _____

CUSTOMER/PROJECT OWNER: Landings CDD c/o District Manager
PROJECT/JOB: 23526 - Grand Landing, Phases 1 - 3, 5, & 6
PO:
CONTRACT DATE:
CONTRACTOR: Smith Trucking
CONTACT / PHONE: (904) 940-1226

PAYMENT REQUEST # 15
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			CONTRACT RELEASE		PREVIOUS PAYMENT		CURRENT PAYMENT		TOTAL PAYMENT RELEASE		
			QTY & UNIT PRICE		RELEASE REQUEST		RELEASE REQUEST		REQUESTS TO DATE		
CONTRACT ITEM	UNIT	A	B	C	D	E=D x B	F	G=F x B	H=D+F	I=H x B	J=H/A
		QTY	UNIT	TOTAL	QTY	TOTAL	QTY	TOTAL PAYMENT	QTY	TOTAL	%
			RELEASE PRICE	RELEASE PRICE		PREVIOUS PAID		REQUEST		COST	COMP.
Clearing	Acre	123.40	$5,200.00	$641,680.00	123.40	$641,680.00	0.00	$0.00	123.40	$641,680.00	100%
Strip Site	Acre	123.40	$450.00	$55,530.00	123.40	$55,530.00	0.00	$0.00	123.40	$55,530.00	100%
Removal of Stripping Material	CY	99,565.00	$2.85	$283,760.25	99,565.00	$283,760.25	0.00	$0.00	99,565.00	$283,760.25	100%
Dig Ponds	CY	332,155.00	$2.85	$946,641.75	298,939.50	$851,977.58	20,000.00	$57,000.00	318,939.50	$908,977.58	96%
Compact and Spread	CY	332,155.00	$0.85	$282,331.75	298,939.50	$254,098.58	20,000.00	$17,000.00	318,939.50	$271,098.58	96%
Dewatering	CY	332,155.00	$0.25	$83,038.75	298,939.50	$74,734.88	20,000.00	$5,000.00	318,939.50	$79,734.88	96%
Grading	Per	399.00	$150.00	$59,850.00	359.00	$53,850.00	0.00	$0.00	359.00	$53,850.00	90%
Rock	Per	12.00	$950.00	$11,400.00	12.00	$11,400.00	0.00	$0.00	12.00	$11,400.00	100%
Seeding	SF	3,426,201.00	$0.06	$205,572.06	1,026,201.00	$61,572.06	0.00	$0.00	1,026,201.00	$61,572.06	30%
Surveying	Per	1.00	$86,577.00	$86,577.00	0.90	$77,919.30	0.00	$0.00	0.90	$77,919.30	90%
Lake Bank Sod	SY	53,671.00	$3.75	$201,266.25	48,304.00	$181,140.00	0.00	$0.00	48,304.00	$181,140.00	90%
Lot Sod	SY	24,561.00	$3.75	$92,103.75	24,561.00	$92,103.75	0.00	$0.00	24,561.00	$92,103.75	100%
Testing	Per	1.00	$78,648.00	$78,648.00	0.90	$70,783.20	0.00	$0.00	0.90	$70,783.20	90%
Silt Fence	LF	34,747.00	$3.75	$130,301.25	34,747.00	$130,301.25	0.00	$0.00	34,747.00	$130,301.25	100%
NPDES	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.00	$12,500.00	100%
Mobilization	Per	1.00	$12,500.00	$12,500.00	1.00	$12,500.00	0.00	$0.00	1.00	$12,500.00	100%
Sale of Excess Material	CY	301,088.00	($2.00)	($602,176.00)	100,949.00	($201,898.00)	200,139.00	($400,278.00)	301,088.00	($602,176.00)	100%
CONTRACT SUBTOTAL				**$2,581,524.81**		**$2,663,952.84**		**($321,278.00)**		**$2,342,674.84**	
CO#1 - Silt Fence	Per	1.00	$1,337.50	$1,337.50	1.00	$1,337.50	0.00	$0.00	1.00	$1,337.50	100%
Additional NPDES - October	Per	1.00	$6,262.50	$6,262.50	1.00	$6,262.50	0.00	$0.00	1.00	$6,262.50	100%
Additional NPDES - November	Per	1.00	$1,000.00	$1,000.00	1.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	100%
Additional NPDES - December	Per	1.00	$1,000.00	$1,000.00	1.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	100%
Additional NPDES - January	Per	1.00	$1,000.00	$1,000.00	1.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	100%
Additional NPDES - February	Per	1.00	$1,000.00	$1,000.00	1.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	100%
Additional NPDES - March	Per	1.00	$1,000.00	$1,000.00	0.00	$0.00	1.00	$1,000.00	1.00	$1,000.00	100%
Sale of Excess Material - NOT COMPLETED	CY	200,139.00	$2.00	$400,278.00	0.00	$0.00	200,139.00	$400,278.00	200,139.00	$400,278.00	100%
CHANGE ORDER SUBTOTAL				**$412,878.00**		**$11,600.00**		**$401,278.00**		**$412,878.00**	
RETAINAGE (to be) HELD				*$299,440.28*		*$267,555.31*		*$8,000.00*		*$275,555.31*	
SUBTOTAL				**$2,694,962.53**		**$2,407,997.52**		**$72,000.00**		**$2,479,997.52**	
TOTAL AMOUNT DUE				**$2,994,402.81**		**$2,675,552.84**		**$80,000.00**		**$2,755,552.84**	

NOTE: The above listed quantities and unit prices are for partial payment release purposes only. The Contract Amount is the Lump Sum Amount(s) contained herein which may not be exceeded at any time.

CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, conditional upon receipt of the sum of **$72,000.00** for payment. Hereby waives and releases its lien and right to claim a lien for labor, services, or materials, furnished to **Landings CDD** through **March 25, 2025,** to the following property:

Grand Landing Phases 5 & 6

This release does not cover any earned but unpaid retainage nor any amounts due for labor, service, or materials furnished after the date specified.

DATED: **March 26, 2025**

By: _____

Smith Trucking Company, Inc.
51 Ellis Street Suite 101
St. Augustine, Fl 32095

The individual who had before me signed the foregoing Affidavit and Release on the date shown, being first duly sworn, deposes and says that he/she is authorized to execute the forgoing on behalf of the said firm and that the statements contained herein are true.

STATE OF **FLORIDA**
COUNTY OF **St. Johns**

THE FOREGOING, Partial waiver and Release of Lien was acknowledged to be true and correct before me by **Mellissa Rondinelli**, this 26th day of March, 2025.

Notary: _____

Print Name: April E. Bacon

APRIL E BACON
Notary Public - State of Florida
Commission # HH 335346
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 11.28.2026

SECTION VI

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Landings Community Development District (**"District"**) prior to June 15, 2025, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	July 18, 2025
HOUR:	11:30 A.M.
LOCATION:	Hilton Garden Inn Palm Coast/Town Center 55 Town Center Blvd Palm Coast, Florida 32164

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

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

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

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

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

PASSED AND ADOPTED THIS 16TH DAY OF MAY, 2025.

ATTEST:

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Landings

Community Development District

Proposed Budget

FY2026

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Landings

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Developer Contributions	$ 144,268	$ 50,391	$ 62,759	$ 113,150	$ -
Assessments Direct - Administrative	$ -	$ -	$ -	$ -	$ 75,320
Assessments Direct - North Tract	$ -	$ -	$ -	$ -	$ 145,018
Total Revenues	**$ 144,268**	**$ 50,391**	**$ 62,759**	**$ 113,150**	**$ 220,338**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 6,000	$ 6,000	$ 12,000
FICA Expenses	$ 918	$ -	$ 459	$ 459	$ 918
Engineering	$ 15,000	$ -	$ 7,500	$ 7,500	$ 15,000
Attorney	$ 25,000	$ -	$ 12,500	$ 12,500	$ 25,000
Annual Audit	$ 4,000	$ -	$ 4,000	$ 4,000	$ 4,000
Assessment Administration	$ 5,250	$ 5,250	$ -	$ 5,250	$ 5,408
Arbitrage	$ 900	$ -	$ -	$ -	$ 900
Dissemination	$ 6,000	$ 2,917	$ 2,500	$ 5,417	$ 6,180
Trustee Fees	$ 8,040	$ -	$ -	$ -	$ 8,040
Management Fees	$ 42,500	$ 24,792	$ 21,250	$ 46,042	$ 43,775
Information Technology	$ 1,890	$ 1,103	$ 945	$ 2,048	$ 1,947
Website Maintenance	$ 1,260	$ 735	$ 630	$ 1,365	$ 1,298
Telephone	$ 300	$ -	$ 150	$ 150	$ 300
Postage & Delivery	$ 1,000	$ 226	$ 250	$ 476	$ 1,000
Insurance	$ 5,750	$ 5,408	$ -	$ 5,408	$ 6,613
Copies	$ 500	$ 271	$ 250	$ 521	$ 500
Legal Advertising	$ 10,000	$ 87	$ 5,000	$ 5,087	$ 10,000
Contingency	$ 2,500	$ 623	$ 1,000	$ 1,623	$ 2,500
Office Supplies	$ 625	$ 15	$ 325	$ 340	$ 625
Travel Per Diem	$ 660	$ -	$ -	$ -	$ 660
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 144,268**	**$ 41,602**	**$ 62,759**	**$ 104,361**	**$ 146,838**
Operations & Maintenance					
Field Expenditures					
Field Management	$ -	$ -	$ -	$ -	$ 7,500
Landscape Maintenance	$ -	$ -	$ -	$ -	$ 50,000
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ 10,000
Electric	$ -	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ 6,000

Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 73,500**
Total Expenditures	**$ 144,268**	**$ 41,602**	**$ 62,759**	**$104,361**	**$ 220,338**
Excess Revenues/(Expenditures)	$ -	$ 8,789	$ -	$ 8,789	$ 0

Type	Units	ERU	Total ERUs	Net Annual Assessments	Net Per Unit	Gross Per Unit
Villa 40'	104	0.80	83.20	$ 29,762	$ 286.17	$ 304.44
Single Family 50'	135	1.00	135.00	$ 48,292	$ 357.71	$ 380.55
Single Family 60'	156	1.20	187.20	$ 66,964	$ 429.26	$ 456.66
Unplatted	416	0.51	210.56	$ 75,320	$ 181.06	$ 192.61
Total	**811**		**615.96**	**$ 220,338**		

Landings
Community Development District
General Fund Budget

Revenues:

Developer Contributions

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

Assessments Direct - Administrative

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the administrative operating expenditures during the fiscal year. The Direct Assessment will be billed based on the below allocations:

JTL Grand Landings Development LLC – 48.7%
KL Seminole Trace, LLC – 34.66%
Bryndog PCP, LLC – 16.64%

Assessments Direct – North Tract

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operations and maintenance expenditures related to the North Tract during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Represents cost for telephone and fax machine.

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenses

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers and irrigation wells.

Lake Maintenance

Represents the estimated maintenance of the lake within the common areas of the District.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water – Irrigation Usage

Represents current and estimated costs for water provided for common areas throughout the District.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Landings

Community Development District

Proposed Budget

Debt Service Fund Budget - Special Assessment Bonds, Series 2024 North Tract

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:					
Special Assessments	$ -	$ -	$ -	$ -	$ 490,975
Interest Earnings	$ -	$ 24,490	$ 10,000	$ 34,490	$ 15,000
Carry Forward Surplus	$ 531,850	$ 536,972	$ -	$ 536,972	$ 236,999
TOTAL REVENUES	**$ 531,850**	**$ 561,462**	**$ 10,000**	**$ 571,462**	**$ 742,974**
EXPENDITURES:					
Interfund Transfer Out	$ -	$ 12,806	$ -	$ 12,806	$ 5,000
Interest - 11/1	$ 137,075	$ 137,075	$ -	$ 137,075	$ 197,388
Interest - 5/1	$ 197,388	$ -	$ 197,388	$ 197,388	$ 197,388
Principal - 5/1	$ -	$ -	$ -	$ -	$ 95,000
TOTAL EXPENDITURES	**$ 334,463**	**$ 149,881**	**$ 197,388**	**$ 334,463**	**$ 489,775**
EXCESS REVENUES (EXPENDITURES)	**$ 197,387**	**$ 411,581**	**$ (187,388)**	**$ 236,999**	**$ 253,199**

Interest Due 11/1/26 $195,013

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Villa 40'	104	$ 97,753	$ 939.93	$ 999.93
Single Family - 50'	135	$ 158,614	$ 1,174.92	$ 1,249.91
Single Family - 60'	156	$ 234,608	$ 1,503.90	$ 1,599.89
Total	**395**	**$ 490,975**		

Landings

Community Development District

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,020,000	5.000%		137,075	137,074.65
05/01/25	7,020,000	5.000%	-	197,388	
11/01/25	7,020,000	5.000%		197,388	394,775.00
05/01/26	7,020,000	5.000%	95,000	197,388	
11/01/26	6,925,000	5.000%		195,013	487,400.00
05/01/27	6,925,000	5.000%	100,000	195,013	
11/01/27	6,825,000	5.000%		192,513	487,525.00
05/01/28	6,825,000	5.000%	105,000	192,513	
11/01/28	6,720,000	5.000%		189,888	487,400.00
05/01/29	6,720,000	5.000%	110,000	189,888	
11/01/29	6,610,000	5.000%		187,138	487,025.00
05/01/30	6,610,000	5.000%	115,000	187,138	
11/01/30	6,495,000	5.000%		184,263	486,400.00
05/01/31	6,495,000	5.000%	125,000	184,263	
11/01/31	6,370,000	5.000%		181,138	490,400.00
05/01/32	6,370,000	5.500%	130,000	181,138	
11/01/32	6,240,000	5.500%		177,563	488,700.00
05/01/33	6,240,000	5.500%	135,000	177,563	
11/01/33	6,105,000	5.500%		173,850	486,412.50
05/01/34	6,105,000	5.500%	145,000	173,850	
11/01/34	5,960,000	5.500%		169,863	488,712.50
05/01/35	5,960,000	5.500%	155,000	169,863	
11/01/35	5,805,000	5.500%		165,600	490,462.50
05/01/36	5,805,000	5.500%	160,000	165,600	
11/01/36	5,645,000	5.500%		161,200	486,800.00
05/01/37	5,645,000	5.500%	170,000	161,200	
11/01/37	5,475,000	5.500%		156,525	487,725.00
05/01/38	5,475,000	5.500%	180,000	156,525	
11/01/38	5,295,000	5.500%		151,575	488,100.00
05/01/39	5,295,000	5.500%	190,000	151,575	
11/01/39	5,105,000	5.500%		146,350	487,925.00
05/01/40	5,105,000	5.500%	200,000	146,350	
11/01/40	4,905,000	5.500%		140,850	487,200.00
05/01/41	4,905,000	5.500%	215,000	140,850	
11/01/41	4,690,000	5.500%		134,938	490,787.50
05/01/42	4,690,000	5.500%	225,000	134,938	
11/01/42	4,465,000	5.500%		128,750	488,687.50
05/01/43	4,465,000	5.500%	240,000	128,750	
11/01/43	4,225,000	5.500%		122,150	490,900.00

05/01/44	4,225,000	5.500%	250,000	122,150	
11/01/44	3,975,000	5.500%		115,275	487,425.00
05/01/45	3,975,000	5.800%	265,000	115,275	
11/01/45	3,710,000	5.800%		107,590	487,865.00
05/01/46	3,710,000	5.800%	280,000	107,590	
11/01/46	3,430,000	5.800%		99,470	487,060.00
05/01/47	3,430,000	5.800%	300,000	99,470	
11/01/47	3,130,000	5.800%		90,770	490,240.00
05/01/48	3,130,000	5.800%	315,000	90,770	
11/01/48	2,815,000	5.800%		81,635	487,405.00
05/01/49	2,815,000	5.800%	335,000	81,635	
11/01/49	2,480,000	5.800%		71,920	488,555.00
05/01/50	2,480,000	5.800%	355,000	71,920	
11/01/50	2,125,000	5.800%		61,625	488,545.00
05/01/51	2,125,000	5.800%	375,000	61,625	
11/01/51	1,750,000	5.800%		50,750	487,375.00
05/01/52	1,750,000	5.800%	400,000	50,750	
11/01/52	1,350,000	5.800%		39,150	489,900.00
05/01/53	1,350,000	5.800%	425,000	39,150	
11/01/53	925,000	5.800%		26,825	490,975.00
05/01/54	925,000	5.800%	450,000	26,825	
11/01/54	475,000	5.800%		13,775	490,600.00
05/01/55	475,000	5.800%	475,000	13,775	
					488,775.00
Total			**$ 7,020,000**	**$ 8,165,132**	**$ 15,185,132**

Landings

Community Development District

Proposed Budget

Assessment Summary Chart

Type	Units	General O&M Per Unit	Debt Service Series 2024 Per Unit	Total Per Unit
Villa 40'	104	$ 304.44	$ 999.93	$ 1,304.37
Single Family 50'	135	$ 380.55	$ 1,249.91	$ 1,630.46
Single Family 60'	156	$ 456.66	$ 1,599.89	$ 2,056.55
Unplatted	416	$ 192.61	$ -	$ 192.61
Total	**811**			

SECTION VII

LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024

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, 2024, 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, 2024, 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 7, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, 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.

May 7, 2025

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, 2024. 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.

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 ($367,224).

- The change in the District's total net position in comparison with the prior fiscal year was ($365,609), 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, 2024, the District's governmental funds reported combined ending fund balances of $1,531,300, an increase of $1,522,970 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

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.

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.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

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 three 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 general fund, debt service fund and capital projects fund, all 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, liabilities exceeded assets 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,

	2024	2023
Current and other assets	$ 2,256,380	$ 26,374
Capital assets, net of depreciation	5,229,830	-
Total assets	7,486,210	26,374
Current liabilities	839,309	18,044
Long-term liabilities	7,014,125	9,945
Total liabilities	7,853,434	27,989
Net position		
Net investment in capital assets	(1,274,820)	-
Restricted	913,718	-
Unrestricted	(6,122)	(1,615)
Total net position	$ (367,224)	$ (1,615)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

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,

	2024	2023
Revenues:		
Program revenues		
Operating grants and contributions	$ 92,083	$ 70,515
Capital grants and contributions	115,605	-
Total revenues	207,688	70,515
Expenses:		
General government	96,697	72,632
Bond issue costs	372,251	9,945
Interest	114,294	-
Total expenses	583,242	82,577
Special items - gain on cancellation of debt	9,945	-
Change in net position	(365,609)	(12,062)
Net position - beginning	(1,615)	10,447
Net position - ending	$ (367,224)	$ (1,615)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was $583,242. The costs of the District's activities were funded by program revenues which were comprised of Developer contributions. The remainder of the current fiscal year revenue includes interest revenue. The majority of the increase in program revenues is the result of an increase in Developer contributions. In the current fiscal year, increases to expenses was due to Bond issue costs as well as interest expense.

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, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had $5,229,830 invested in capital assets. In the government-wide financial statements no depreciation was taken. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had $7,020,000 Bonds outstanding. 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 anticipates an increase in operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. 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, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 2,101
Due from Developer	23,538
Restricted assets:	
Investments	2,230,741
Capital assets:	
Nondepreciable	5,229,830
Total assets	7,486,210
LIABILITIES	
Accounts payable	31,761
Contracts and retainage payable	693,319
Accrued interest payable	114,229
Non-current liabilities:	
Due in more than one year	7,014,125
Total liabilities	7,853,434
NET POSITION	
Net investment in capital assets	(1,274,820)
Restricted for debt service	913,718
Unrestricted	(6,122)
Total net position	$ (367,224)

See notes to the financial statements

LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 96,697	$ 82,245	$ 115,605	$ 101,153
Interest on long-term debt	114,294	9,838	-	(104,456)
Bond issue costs	372,251	-	-	(372,251)
Total governmental activities	583,242	92,083	115,605	(375,554)
Special items:				
Gain on the cancellation of debt				9,945
Total special items				9,945
Change in net position				(365,609)
Net position - beginning				(1,615)
Net position - ending				$ (367,224)

See notes to the financial statements

LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	$ 2,101	$ -	$ -	$ 2,101
Investments	-	1,027,947	1,202,794	2,230,741
Due from Developer	23,538	-	-	23,538
Total assets	$ 25,639	$ 1,027,947	$ 1,202,794	$ 2,256,380
LIABILITIES, AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 31,761	$ -	$ -	$ 31,761
Contracts payable	-	-	693,319	693,319
Total liabilities	31,761	-	693,319	725,080
Fund balances:				
Restricted for:				
Debt service	-	1,027,947	-	1,027,947
Capital projects	-	-	509,475	509,475
Unassigned	(6,122)	-	-	(6,122)
Total fund balances	(6,122)	1,027,947	509,475	1,531,300
Total liabilities and fund balances	$ 25,639	$ 1,027,947	$ 1,202,794	$ 2,256,380

See notes to the financial statements

LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

Fund balance - governmental funds		$ 1,531,300
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	5,229,830	
Accumulated depreciation	-	5,229,830
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.		
Accrued interest payable	(114,229)	
Unamortized original issue discount	5,875	
Bonds payable	(7,020,000)	(7,128,354)
Net position of governmental activities		$ (367,224)

See notes to the financial statements

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, 2024

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	$ 82,245	$ -	$ 5,977	$ 88,222
Interest earnings	-	9,838	33,043	42,881
Total revenues	82,245	9,838	39,020	131,103
EXPENDITURES				
Current:				
General government	96,697	-	-	96,697
Bond issuance costs	-	-	372,251	372,251
Capital outlay	-	-	5,153,245	5,153,245
Total expenditures	96,697	-	5,525,496	5,622,193
Excess (deficiency) of revenues over (under) expenditures	(14,452)	9,838	(5,486,476)	(5,491,090)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(4,716)	4,716	-
Bond proceeds	-	1,022,825	5,997,175	7,020,000
Original issue discount	-	-	(5,940)	(5,940)
Total other financing sources (uses)	-	1,018,109	5,995,951	7,014,060
Net change in fund balances	(14,452)	1,027,947	509,475	1,522,970
Fund balances - beginning	8,330	-	-	8,330
Fund balances - ending	$ (6,122)	$ 1,027,947	$ 509,475	$ 1,531,300

See notes to the financial statements

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, 2024

Net change in fund balances - total governmental funds	$ 1,522,970
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	5,153,245
The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	76,585
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,020,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	5,940
The gain on the cancellation of debt is not recognized in the governmental fund financial statements, but is reported as a special item in the statement of activities.	9,945
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(114,294)
Change in net position of governmental activities	$ (365,609)

See notes to the 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, 2024, two of the Board members are affiliated with JTL Grand Landings Development, LLC ("Developer").

The Board has the responsibility for:
1. 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.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

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.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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).

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)

Deferred Outflows/Inflows of Resources
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:

Committed fund balance – 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.

Assigned fund balance – 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 AND INVESTMENTS

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.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	$ 2,230,741	N/A	N/A
	$ 2,230,741		

The District's investments are held by a third party custodian and held in the District's name.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	$ -	$ 4,716
Capital projects	4,716	-
Total	$ 4,716	$ 4,716

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ -	$ 5,229,830	$ -	$ 5,229,830
Total capital assets, not being depreciated	-	5,229,830	-	5,229,830
Governmental activities capital assets, net	$ -	$ 5,229,830	$ -	$ 5,229,830

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.

During the current fiscal year the District paid the Developer a total of $3,765,704 for the acquisition of infrastructure improvements that are valued at $3,842,289, recognizing a Developer contribution of capital assets for the difference of $76,585.

NOTE 7 – LONG TERM LIABILITIES

Series 2024

On June 26, 2024, the District issued $7,020,000 of Special Assessment Bonds, Series 2024, consisting of various Term Bonds with due dates from May 1, 2031 to May 1, 2055 and fixed interest rates ranging from 5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2055.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2024	$ -	$ 7,020,000	$ -	$ 7,020,000	$ -
Less: original issue discount	-	(5,940)	(65)	(5,875)	-
Developer advances	9,945	-	9,945	-	-
Total	$ 9,945	$ 7,014,060	$ 9,880	$ 7,014,125	$ -

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	$ -	$ 334,463	$ 334,463
2026	95,000	394,776	489,776
2027	100,000	390,026	490,026
2028	105,000	385,026	490,026
2029	110,000	379,776	489,776
2030-2034	650,000	1,807,904	2,457,904
2035-2039	855,000	1,609,526	2,464,526
2040-2044	1,130,000	1,346,076	2,476,076
2045-2049	1,495,000	989,480	2,484,480
2050-2054	2,005,000	500,540	2,505,540
2055	475,000	27,550	502,550
	$ 7,020,000	$ 8,165,143	$ 15,185,143

NOTE 8 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of ($6,122) at September 30, 2024. The deficit will be covered by contributions from the Developer in the subsequent period.

NOTE 9 - 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 $82,245, which includes a receivable of $23,538, as of September 30, 2024. The Developer also contributed to the capital projects fund $5,977 and made a noncash contribution of $76,585 to the capital projects fund in connection with the construction in progress. The Developer also contributed $9,945 which was noted as an advance in the prior period and recognized as a gain on cancellation of debt during the current fiscal year.

NOTE 10 - 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 11 - 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 12 - 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, 2024

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	$ 135,898	$ 82,245	$ (53,653)
Total revenues	135,898	82,245	(53,653)
EXPENDITURES			
Current:			
General government	135,898	96,697	39,201
Total expenditures	135,898	96,697	39,201
Excess (deficiency) of revenues over (under) expenditures	$ -	(14,452)	$ (14,452)
Fund balance - beginning		8,330	
Fund balance - ending		$ (6,122)	

See notes to required supplementary information

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, 2024.

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, 2024
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	3
Employee compensation	$1,478
Independent contractor compensation	$10,512
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - N/A Debt service - N/A
Special assessments collected	Not applicable
Outstanding Bonds:	
Series 2024, due May 1, 2055	$7,020,000

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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, 2024, 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 7, 2025.

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 7, 2025

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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, 2024. 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, 2024.

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 7, 2025

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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, 2024, and have issued our report thereon dated May 7, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment 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 7, 2025, 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 7, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

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.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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, 2024.

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, 2024.

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 23.

SECTION VIII

SECTION C

SECTION 1

Landings

Community Development District

Unaudited Financial Reporting

April 30, 2025

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Landings

Community Development District

Combined Balance Sheet

April 30, 2025

	General Fund	*Debt Service 2024*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 7,062	$ -	$ -	$ 7,062
Due from Developer	$ -	$ -	$ -	$ -
Due from General Fund	$ -	$ -	$ -	$ -
Prepaid Expenses	$ -	$ -	$ -	$ -
Investments:				
Reserve	$ -	$ 490,975	$ -	$ 490,975
Revenue	$ -	$ 16,807	$ -	$ 16,807
Interest	$ -	$ 394,775	$ -	$ 394,775
Acquisition & Construction	$ -	$ -	$ 126,641	$ 126,641
Cost of Issuance	$ -	$ -	$ -	$ -
Total Assets	**$ 7,062**	**$ 902,557**	**$ 126,641**	**$ 1,036,260**
Liabilities:				
Accounts Payable	$ 4,394	$ -	$ -	$ 4,394
Contracts Payable	$ -	$ -	$ -	$ -
Due to Capital	$ -	$ -	$ -	$ -
FICA Payable	$ -	$ -	$ -	$ -
Total Liabilites	**$ 4,394**		**$ -**	**$ 4,394**
Fund Balance:				
Unassigned	$ 2,668	$ -	$ -	$ 2,668
Restricted for Debt Service	$ -	$ 902,557	$ -	$ 902,557
Restricted for Capital Projects	$ -	$ -	$ 126,641	$ 126,641
Total Fund Balances	**$ 2,668**	**$ 902,557**	**$ 126,641**	**$ 1,031,866**
Total Liabilities & Fund Balance	$ 7,062	$ 902,557	$ 126,641	$ 1,036,260

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Developer Contributions	$ 144,268	$ 50,266	$ 50,266	$ -
Boundary Amendment Contributions	$ -	$ -	$ 125	$ 125
Total Revenues	**$ 144,268**	**$ 50,266**	**$ 50,391**	**$ 125**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ -	$ 7,000
FICA Expenses	$ 918	$ 536	$ -	$ 536
Engineering	$ 15,000	$ 8,750	$ -	$ 8,750
Attorney	$ 25,000	$ 14,583	$ -	$ 14,583
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Annual Audit	$ 4,000	$ 4,000	$ -	$ 4,000
Arbitrage	$ 900	$ 525	$ -	$ 525
Dissemination	$ 6,000	$ 3,500	$ 2,917	$ 583
Trustee Fees	$ 8,040	$ 4,690	$ -	$ 4,690
Management Fees	$ 42,500	$ 24,792	$ 24,792	$ (0)
Information Technology	$ 1,890	$ 1,103	$ 1,103	$ -
Website Maintenance	$ 1,260	$ 735	$ 735	$ -
Telephone	$ 300	$ 175	$ -	$ 175
Postage & Delivery	$ 1,000	$ 583	$ 226	$ 357
Insurance	$ 5,750	$ 5,750	$ 5,408	$ 342
Copies	$ 500	$ 292	$ 271	$ 20
Legal Advertising	$ 10,000	$ 5,833	$ 87	$ 5,747
Contingencies	$ 2,500	$ 1,458	$ 623	$ 835
Boundary Amendment Expense	$ -	$ -	$ -	$ -
Office Supplies	$ 625	$ 365	$ 15	$ 349
Travel Per Diem	$ 660	$ 385	$ -	$ 385
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Expenditures	**$ 144,268**	**$ 90,479**	**$ 41,602**	**$ 48,878**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 8,789	
Fund Balance - Beginning	$ -		$ (6,121)	
Fund Balance - Ending	$ -		$ 2,668	

Landings

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 24,490	$ 24,490
Total Revenues	**$ -**	**$ -**	**$24,490**	**$ 24,490**
Expenditures:				
Series 2024				
Interest Expense 11/1	$ 137,075	$ 137,075	$ 137,075	$ -
Principal Expense 5/1	$ 197,388	$ -	$ -	$ -
Interest Expense 5/1	$ -	$ -	$ -	$ -
Total Expenditures	**$ 334,463**	**$ 137,075**	**$ 137,075**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ (334,463)		$ (112,584)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ -	$ -	$ (12,806)	$ (12,806)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (12,806)**	**$ (12,806)**
Net Change in Fund Balance	**$ (334,463)**		**$ (125,390)**	
Fund Balance - Beginning	$ 531,850		$ 1,027,947	
Fund Balance - Ending	$ 197,387		$ 902,557	

Landings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Interest	$ -	$ -	$ 14,802	$ 14,802
Total Revenues	**$ -**	**$ -**	**$14,802**	**$ 14,802**
Expenditures:				
Capital Outlay - Cost of Issuance	$ -	$ -	$ 9,600	$ (9,600)
Capital Outlay	$ -	$ -	$ 1,094,161	$ (1,094,161)
Total Expenditures	**$ -**	**$ -**	**$ 1,103,761**	**$ (1,103,761)**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ (1,088,959)	
Other Financing Sources/(Uses):				
Developer Advances	$ -	$ -	$ -	$ -
Bond Proceeds	$ -	$ -	$ -	$ -
Transfer In	$ -	$ -	$ 12,806	$ 12,806
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 12,806**	**$ 12,806**
Net Change in Fund Balance	**$ -**		**$ (1,076,154)**	
Fund Balance - Beginning	$ -		$ 1,202,795	
Fund Balance - Ending	$ -		$ 126,641	

Landings

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ 32,048	$ -	$ -	$ 9,576	$ 8,532	$ 111	$ -	$ -	$ -	$ -	$ -	$ 50,266
Boundary Amendment Contributions	$ -	$ 125	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 125
Total Revenues	**$ -**	**$ 32,173**	**$ -**	**$ -**	**$ 9,576**	**$ 8,532**	**$ 111**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,391**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Roll Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ 417	$ -	$ -	$ -	$ -	$ -	$ 2,917
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ 3,542	$ -	$ -	$ -	$ -	$ -	$ 24,792
Information Technology	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ 158	$ -	$ -	$ -	$ -	$ -	$ 1,103
Website Maintenance	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ 735
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 34	$ 190	$ 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 226
Insurance	$ -	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Copies	$ 111	$ 2	$ -	$ -	$ -	$ -	$ 158	$ -	$ -	$ -	$ -	$ -	$ 271
Legal Advertising	$ 87	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 87
Contingencies	$ 40	$ 40	$ 119	$ 294	$ 43	$ 43	$ 43	$ -	$ -	$ -	$ -	$ -	$ 623
Boundary Amendment Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ 0	$ 0	$ 0	$ -	$ -	$ -	$ 15	$ -	$ -	$ -	$ -	$ -	$ 15
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Expenditures	**$ 9,918**	**$ 9,861**	**$ 4,342**	**$ 4,515**	**$ 4,264**	**$ 4,264**	**$ 4,437**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 41,602**
Excess (Deficiency) of Revenues over Expenditures	$ (9,918)	$ 22,312	$ (4,342)	$ (4,515)	$ 5,312	$ 4,268	$ (4,326)	$ -	$ -	$ -	$ -	$ -	$ 8,789

Landings

Community Development District

Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	5.0%, 5.80%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$490,975	
Reserve Fund Balance	$490,975	
Bonds Outstanding - 06/26/24		$7,020,000
Current Bonds Outstanding		**$7,020,000**

SECTION 2

Landings
Community Development District

Funding Request #18A
October 1, 2024

Bill to:
JTL Grand Landings Dev LLC
16660 Dallas Parkway
Suite 1600
Dallas, TX 75248
dwest@westinterests.com

	Payee		General Fund FY2024		Capital Project FY2024
1	**Egis Insurance Advisors**				
	Invoice # 25267 - FY25 Insurance Renewal	$	2,633.70		
2	**England-Thims & Miller**				
	Invoice # 215319 - General Engineering Services July 2024	$	388.38		
	Invoice # 215710 - General Engineering Services Aug 2024	$	236.07		
3	**Gannett Florida LocaliQ**				
	Invoice # 0006583176 - Legal Advertising FY25 Budget	$	36.74		
4	**GMS-Central Florida, LLC**				
	Invoice # 26- Management Fees - August 2024	$	2,095.95		
	Invoice # 27- Management Fees - September 2024	$	2,035.43		
5	**Supervisor Fees - 09/20/24 Meeting - Paid**				
	Jeffrey Douglas	$	97.40		
	Toby Tobin	$	97.40		
	Greg Eckley	$	97.40		
		$	**7,718.47**	**$**	**-**
	Total:			**$**	**7,718.47**

Please make check payable to:

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

Landings
Community Development District

Funding Request #18B
October 1, 2024

Bill to:
KL Seminole Trace, LLC
105 NE. 1st Street
Delray Beach, FL 33444

	Payee		General Fund FY2024		Capital Project FY2024
1	**Egis Insurance Advisors**				
	Invoice # 25267 - FY25 Insurance Renewal	$	1,874.41		
2	**England-Thims & Miller**				
	Invoice # 215319 - General Engineering Services July 2024	$	276.41		
	Invoice # 215710 - General Engineering Services Aug 2024	$	168.01		
3	**Gannett Florida LocaliQ**				
	Invoice # 0006583176 - Legal Advertising FY25 Budget	$	26.15		
4	**GMS-Central Florida, LLC**				
	Invoice # 26- Management Fees - August 2024	$	1,491.69		
	Invoice # 27- Management Fees - September 2024	$	1,448.63		
5	**Supervisor Fees - 09/20/24 Meeting - Paid**				
	Jeffrey Douglas	$	69.32		
	Toby Tobin	$	69.32		
	Greg Eckley	$	69.32		
		$	**5,493.27**	**$**	**-**
	Total:			**$**	**5,493.27**

Please make check payable to:

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

Landings
Community Development District

Funding Request #18C
October 1, 2024

Bill to:
Bryndog PCP, LLC
180 Brookhaven Ct. S.
Palm Coast, FL 32164

	Payee		General Fund FY2024		Capital Project FY2024
1	**Egis Insurance Advisors**				
	Invoice # 25267 - FY25 Insurance Renewal	$	899.89		
2	**England-Thims & Miller**				
	Invoice # 215319 - General Engineering Services July 2024	$	132.70		
	Invoice # 215710 - General Engineering Services Aug 2024	$	80.66		
3	**Gannett Florida LocaliQ**				
	Invoice # 0006583176 - Legal Advertising FY25 Budget	$	12.55		
4	**GMS-Central Florida, LLC**				
	Invoice # 26- Management Fees - August 2024	$	716.15		
	Invoice # 27- Management Fees - September 2024	$	695.47		
5	**Supervisor Fees - 09/20/24 Meeting - Paid**				
	Jeffrey Douglas	$	33.28		
	Toby Tobin	$	33.28		
	Greg Eckley	$	33.28		
		$	**2,637.28**	**$**	**-**
	Total:			**$**	**2,637.28**

Please make check payable to:

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

INVOICE

Customer	Landings Community Development District
Acct #	1311
Date	09/05/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 5,408.00
Payment Amount	
Payment for:	Invoice#25267
100124995	

Thank You

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

Please detach and return with payment

Customer: Landings Community Development District

Invoice	Effective	Transaction	Description	Amount
25267	10/01/2024	Renew policy	Policy #100124995 10/01/2024-10/01/2025 Florida Insurance Alliance General Liability - Renew policy Due Date: 9/5/2024	5,408.00

Total
$ 5,408.00

Thank You

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

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	**Date** 09/05/2024

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

August 06, 2024
Invoice No: 215319

Total This Invoice $797.50

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through July 27, 2024

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	7/13/2024	1.00	290.00	290.00	
Welch, Daniel	7/20/2024	1.75	290.00	507.50	
Totals		2.75		797.50	
Total Labor					**797.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	797.50	1,558.50	2,356.00
Limit			13,000.00
Remaining			10,644.00

Total this Phase **$797.50**

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase **0.00**

Total This Invoice **$797.50**

Outstanding Invoices

Number	**Date**	**Balance**
214890	7/9/2024	1,558.50
Total		**1,558.50**

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

August 26, 2024
Invoice No: 215710

Total This Invoice $484.75

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through August 24, 2024

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Assistant Project Manager					
Wolterman, Sharlene	8/17/2024	.75	163.00	122.25	
Principal - Vice President					
Welch, Daniel	8/3/2024	.50	290.00	145.00	
Welch, Daniel	8/10/2024	.75	290.00	217.50	
Totals		2.00		484.75	
Total Labor					**484.75**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	484.75	2,356.00	2,840.75
Limit			13,000.00
Remaining			10,159.25

Total this Phase $484.75

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $484.75

Outstanding Invoices

Number	**Date**	**Balance**
214890	7/9/2024	1,558.50
215319	8/6/2024	797.50
Total		**2,356.00**

Total Now Due $2,840.75

LocaliQ
Florida
GANNETT

ACCOUNT NAME	ACCOUNT #	PAGE #
Landings CDD	830528	1 of 1

INVOICE #	BILLING PERIOD	PAYMENT DUE DATE
0006583176	Jul 1- Jul 31, 2024	August 20, 2024

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	$75.44

BILLING ACCOUNT NAME AND ADDRESS

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

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.

Date	Description	Amount
7/1/24	Balance Forward	$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/26/24-7/3/24	10297145	DTB Flagler/ Palm Coast News Tribune	LAN_BOS_Budget_071924		$75.44

RECEIVED
AUG 16 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	$75.44
Service Fee 3.99%	$3.01
*Cash/Check/ACH Discount	-$3.01
*Payment Amount by Cash/Check/ACH	$75.44
Payment Amount by Credit Card	$78.45

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Landings CDD	830528	0006583176	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$75.44	$0.00	$0.00	$0.00	$0.00	$0.00	$75.44

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL:
1-877-736-7612

TOTAL CREDIT CARD AMT DUE
$78.45

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

0000830528000000000000006583176000075446717 9

THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Landings CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

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

06/26/2024, 07/03/2024

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 07/03/2024

Legal Clerk

Notary, State of WI, County of Brown

3·7·27
My commission expires

Publication Cost:	$75.44	
Tax Amount:	$0.00	
Payment Cost:	$75.44	
Order No:	10297145	# of Copies:
Customer No:	830528	0
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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Landings Community Development District ("District") will hold a public hearing on Friday, July 19, 2024 at 11:30 a.m., at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Boulevard, Palm Coast, FL 32164, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://landingscdd.com.

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

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

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

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC
#10297145 6/26, 7/3/2024 2t

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

Invoice

Invoice #: 26
Invoice Date: 8/1/24
Due Date: 8/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024		3,333.33	3,333.33
Website Administration - August 2024		100.00	100.00
Information Technology - August 2024		150.00	150.00
Dissemination Agent Services - August 2024		416.67	416.67
Office Supplies		20.15	20.15
Postage		178.04	178.04
Copies		105.60	105.60

Total	$4,303.79
Payments/Credits	$0.00
Balance Due	$4,303.79

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

Invoice

Invoice #: 27
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024		3,333.33	3,333.33
Website Administration - September 2024		100.00	100.00
Information Technology - September 2024		150.00	150.00
Dissemination Agent Services - September 2024		416.67	416.67
Postage		179.53	179.53

Total	$4,179.53
Payments/Credits	$0.00
Balance Due	$4,179.53

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: **Landings CDD**

Board Meeting Date: **September 20, 2024**

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
1	Jeffrey Douglas	✓	Yes ($200)
2	William Fife		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

9/20/24
Date

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

Landings
Community Development District

Funding Request #19A
November 18, 2024

Bill to:
JTL Grand Landings Dev LLC
16660 Dallas Parkway
Suite 1600
Dallas, TX 75248
dwest@westinterests.com

	Payee	General Fund FY2025	General Fund FY2024	Capital Project FY2024
1	**Chiumento Law, PLLC**			
	Invoice # 3509 CDD Expansion September 2024			$ 125.00
	Invoice # 3919 General Representation September 2024		$ 204.54	
2	**FloridaCommerce**			
	Invoice # 91576 - Special District Fee - PAID	$ 85.23		
3	**Gannett Florida LocaliQ**			
	Invoice # 0006703852 - Legal Advertising FY25 Meeting Dates - PAID		$ 18.00	
	Invoice # 0006747963 - Legal Advertising 11/05 Landowners Election	$ 42.19		
4	**GMS-Central Florida, LLC**			
	Invoice # 28- FY25 Assessment Roll Certification	$ 2,556.75		
	Invoice # 29- Management Fees - October 2024	$ 2,126.34		
	Invoice # 30- Management Fees - November 2024	$ 2,149.06		
		$ 6,959.57	**$ 222.54**	**$ 125.00**

Total: $ 7,307.11

Please make check payable to:

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

Landings
Community Development District

Funding Request #19B
November 18, 2024

Bill to:
KL Seminole Trace, LLC
105 NE. 1st Street
Delray Beach, FL 33444

	Payee	General Fund FY2025	General Fund FY2024	Capital Project FY2024
1	**Chiumento Law, PLLC**			
	Invoice # 3919 General Representation September 2024		$ 145.57	
2	**FloridaCommerce**			
	Invoice # 91576 - Special District Fee - PAID	$ 60.66		
3	**Gannett Florida LocaliQ**			
	Invoice # 0006703852 - Legal Advertising FY25 Meeting Dates - PAID	$ 12.81		
	Invoice # 0006747963 - Legal Advertising 11/05 Landowners Election	$ 30.03		
4	**GMS-Central Florida, LLC**			
	Invoice # 28- FY25 Assessment Roll Certification	$ 1,819.65		
	Invoice # 29- Management Fees - October 2024	$ 1,513.32		
	Invoice # 30- Management Fees - November 2024	$ 1,529.50		
		$ 4,965.97	**$ 145.57**	**$ -**
	Total:			**$ 5,111.54**

Please make check payable to:

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

Landings
Community Development District

Funding Request #19C
November 18, 2024

Bill to:
Bryndog PCP, LLC
180 Brookhaven Ct. S.
Palm Coast, FL 32164

	Payee	General Fund FY2025	General Fund FY2024	Capital Project FY2024
1	**Chiumento Law, PLLC**			
	Invoice # 3919 General Representation September 2024		$ 69.89	
2	**FloridaCommerce**			
	Invoice # 91576 - Special District Fee - PAID	$ 29.12		
3	**Gannett Florida LocaliQ**			
	Invoice # 0006703852 - Legal Advertising FY25 Meeting Dates - PAID	$ 6.15		
	Invoice # 0006747963 - Legal Advertising 11/05 Landowners Election	$ 14.42		
4	**GMS-Central Florida, LLC**			
	Invoice # 28- FY25 Assessment Roll Certification	$ 873.60		
	Invoice # 29- Management Fees - October 2024	$ 726.54		
	Invoice # 30- Management Fees - November 2024	$ 734.30		
		$ 2,384.12	**$ 69.89**	**$ -**

Total: $ 2,454.01

Please make check payable to:

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

CHIUMENTO LAW
LEGAL TEAM FOR LIFE- SINCE 1973

145 City Place
Suite 301
Palm Coast, FL, 32164
chiumento@legalteamforlife.com
www.legalteamforlife.com
O: 386-445-8900

INVOICE

Number	3509
Issue Date	9/13/2024
Matter	Landings CDD-General Representation
Email	Gflint@gmscfl.com

Bill To:

Landings CDD

219 East Livingston Street
Orlando , Florida 32801
United States

Pay Now

Landings CDD-General Representation - 10382.220573

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
Time (JT) 9/11/2024 Email correspondence with team re: boundary expansion.	JT	$250.00	0.50	$125.00
		Time Entries Total	**0.50**	**$125.00**

Total (USD)	$125.00
Paid	$0.00
Balance	$125.00
Total Outstanding	$125.00

Terms & Conditions

All Invoices Due Upon Receipt

Timekeeper Totals

Name	Rate	Hours	Total
JT	$250.00	0.50	$125.00

Trust Account Balance

Date	Item	Amount	Balance
10/20/2024	**Current Balance**		**$0.00**

Pay Now

CHIUMENTO LAW
LEGAL TEAM FOR LIFE- SINCE 1973

145 City Place
Suite 301
Palm Coast, FL, 32164
chiumento@legalteamforlife.com
www.legalteamforlife.com
O: 386-445-8900

INVOICE

Number	3919
Issue Date	10/15/2024
Matter	Landings CDD-General Representation
Email	Gflint@gmscfl.com

Bill To:

Landings CDD

219 East Livingston Street
Orlando , Florida 32801
United States

Pay Now

Landings CDD-General Representation - 10382.220573

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
Time (VLS) 9/20/2024 Prepared for, attended, and conducted Board of Supervisors meeting.	VLS	$350.00	1.00	$350.00
Time (VLS) 9/24/2024 Received and reviewed notes by District Manager from most recent Board of Supervisor's meeting on 9/20/2024.	VLS	$350.00	0.20	$70.00
		Time Entries Total	**1.20**	**$420.00**

Total (USD)	$420.00
Paid	$0.00
Balance	$420.00
I-3509 Previous Balance	$125.00
Total Outstanding	$545.00

Terms & Conditions

All Invoices Due Upon Receipt

Timekeeper Totals

Name	Rate	Hours	Total
VLS	$350.00	1.20	$420.00

Trust Account Balance

Date	Item	Amount	Balance
10/16/2024	**Current Balance**		**$0.00**

Pay Now

FloridaCommerce, Special District Accountability Program

Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2024				**Invoice No: 91576**
Annual Fee: $175.00	**1st Late Fee: $0.00**	**2nd Late Fee: $0.00**	**Received: $0.00**	**Total Due, Postmarked by 12/02/2024: $175.00**

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

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

001004
Landings Community Development District
Mr. Michael Chiumento, III
Chiumento Law PLLC
145 City Place, Suite 301
Palm Coast, Florida 32164

FLORIDA COMMERCE

2. Telephone:	386-445-8900 Ext:
3. Fax:	000-000-0000
4. Email:	michael3@legalteamforlife.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Not on file - Due by the end of the first fiscal year after creation.
8. County(ies):	Flagler
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	10/04/2022
11. Creation Document on File:	10/04/2022
12. Date Established:	09/06/2022
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	City of Palm Coast
15. Creation Document(s):	City Ordinance 2022-17
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

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

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

Registered Agent's Signature: _____ Date 10/21/24

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

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

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

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

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

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

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

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

LocaliQ
Florida
GANNETT

ACCOUNT NAME	ACCOUNT #	PAGE #
Landings CDD	830528	1 of 1

INVOICE #	BILLING PERIOD	PAYMENT DUE DATE
0006703852	Sep 1- Sep 30, 2024	October 20, 2024

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*
$0.00	$0.00	$112.40

BILLING ACCOUNT NAME AND ADDRESS

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

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.

Date	Description	Amount
9/1/24	Balance Forward	$75.44

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/25/24	10596386	DTB Flagler/ Palm Coast News Tribune	LAN_BOS_Budget_071924		$36.96

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	$112.40
Service Fee 3.99%	$4.48
*Cash/Check/ACH Discount	-$4.48
*Payment Amount by Cash/Check/ACH	$112.40
Payment Amount by Credit Card	$116.88

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Landings CDD	830528	0006703852	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$36.96	$0.00	$75.44	$0.00	$0.00	$0.00	$112.40

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

Gannett Florida LocaliQ
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612

TOTAL CREDIT CARD AMT DUE $116.88

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

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THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/25/2024

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 09/25/2024

Legal Clerk

Denise Roberts
Notary, State of WI, County of Brown

4-6-27
My commission expires

Publication Cost:	$36.96	
Tax Amount:	$0.00	
Payment Cost:	$36.96	
Order No:	10596386	# of Copies:
Customer No:	830528	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF MEETING DATES
LANDINGS COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2025

The Board of Supervisors of the Landings Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2025 at 11:30 am at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164, on the third Friday of every month as follows:

October 18, 2024
November 15, 2024
December 20, 2024
January 17, 2025
February 21, 2025
March 21, 2025
April 18, 2025
May 16, 2025
June 20, 2025
July 18, 2025
August 15, 2025
September 19, 2025

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in this meeting is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

9/25/24

LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
Landings CDD		830528	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0006747963	Oct 1- Oct 31, 2024	November 20, 2024	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$199.04**	

BILLING ACCOUNT NAME AND ADDRESS

Landings CDD
219 E Livingston ST
Orlando, FL 32801-1508

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.

Date	Description	Amount
10/1/24	Balance Forward	$112.40

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/9/24-10/16/24	10649172	DTB Flagler/ Palm Coast News Tribune	11-5 Landowner's Meeting & Elections		$86.64

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	$199.04
Service Fee 3.99%	$7.94
*Cash/Check/ACH Discount	-$7.94
*Payment Amount by Cash/Check/ACH	$199.04
Payment Amount by Credit Card	$206.98

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Landings CDD		830528		0006747963		
CURRENT DUE	**30 DAYS PAST DUE**	**60 DAYS PAST DUE**	**90 DAYS PAST DUE**	**120+ DAYS PAST DUE**	**UNAPPLIED PAYMENTS**	**TOTAL CASH AMT DUE***
$86.64	$36.96	$0.00	$75.44	$0.00	$0.00	**$199.04**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY WITH CREDIT CARD PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	**$206.98**
	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

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THE FLAGLER/PALM COAST
NEWS-TRIBUNE PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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 Govt Public Notices, was published on the publicly accessible website of Flagler County, Florida, or in a newspaper by print in the issues of, on:

10/09/2024, 10/16/2024

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 10/16/2024

Amy Elliott
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	$86.64	
Tax Amount:	$0.00	
Payment Cost:	$86.64	
Order No:	10649172	# of Copies:
Customer No:	830528	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Landings Community Development District (the "District") the location of which is generally described as part of sections 19, 29, 29, and 30, Township 12 South, Range 31 East, Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 5, 2024
TIME: 11:30 a.m.
PLACE: Hilton Garden Inn Palm Coast/Town Center
55 Town Center Blvd.
Palm Coast, FL 32164

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.
The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record of such meeting. A copy of the agenda for the meeting may be obtained from 219 E. Livingston Street, Orlando, Florida 32801. There may be an occasion where one or more supervisors will participate by telephone.
Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (407) 841-5524, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jeremy LeBrun
District Manager
Governmental Management Services – Central Florida, LLC
NT#10649172 10/9, 10/16/2024

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

Invoice

Invoice #: 28
Invoice Date: 9/15/24
Due Date: 9/15/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		5,250.00	5,250.00

Total	$5,250.00
Payments/Credits	$0.00
Balance Due	$5,250.00

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

Invoice

Invoice #: 29
Invoice Date: 10/1/24
Due Date: 10/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2024		3,541.67	3,541.67
Website Administration - October 2024		105.00	105.00
Information Technology - October 2024		157.50	157.50
Dissemination Agent Services - October 2024		416.67	416.67
Office Supplies		0.21	0.21
Postage		33.70	33.70
Copies		111.45	111.45

Total	$4,366.20
Payments/Credits	$0.00
Balance Due	$4,366.20

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

Invoice

Invoice #: 30
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024		3,541.67	3,541.67
Website Administration - November 2024		105.00	105.00
Information Technology - November 2024		157.50	157.50
Dissemination Agent Services - November 2024		416.67	416.67
Office Supplies		0.03	0.03
Postage		190.49	190.49
Copies		1.50	1.50
Egis - Policy Renewal 100124995		5,408.00	5,408.00

Total	$9,820.86
Payments/Credits	$0.00
Balance Due	$9,820.86

Landings
Community Development District

Funding Request #20A
February 5, 2025

Bill to:
JTL Grand Landings Dev LLC
16660 Dallas Parkway
Suite 1600
Dallas, TX 75248
dwest@westinterests.com

	Payee	General Fund FY2025	Capital Project FY2025
1	**England-Thims & Miller**		
	Invoice # 217167 - General Engineering Services November 2024	$ 282.46	
	Invoice # 217781 - General Engineering Services December 2024	$ 145.13	
2	**GMS-Central Florida, LLC**		
	Invoice # 31- Management Fees - December 2024	$ 2,056.61	
	Invoice # 32- Management Fees - January 2025	$ 2,179.25	
		$ 4,663.44	**$ -**
	Total:		**$ 4,663.44**

Please make check payable to:

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

Landings
Community Development District

Funding Request #20B
February 5, 2025

Bill to:
KL Seminole Trace, LLC
105 NE. 1st Street
Delray Beach, FL 33444

	Payee		General Fund FY2025		Capital Project FY2025
1	**England-Thims & Miller**				
	Invoice # 217167 - General Engineering Services November 2024	$	201.03		
	Invoice # 217781 - General Engineering Services December 2024	$	103.29		
2	**GMS-Central Florida, LLC**				
	Invoice # 31- Management Fees - December 2024	$	1,463.70		
	Invoice # 32- Management Fees - January 2025	$	1,550.98		
		$	**3,318.99**	**$**	**-**
	Total:			**$**	**3,318.99**

Please make check payable to:

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

Landings
Community Development District

Funding Request #20C
February 5, 2025

Bill to:
Bryndog PCP, LLC
180 Brookhaven Ct. S.
Palm Coast, FL 32164

	Payee		General Fund FY2025		Capital Project FY2025
1	**England-Thims & Miller**				
	Invoice # 217167 - General Engineering Services November 2024	$	96.51		
	Invoice # 217781 - General Engineering Services December 2024	$	49.59		
2	**GMS-Central Florida, LLC**				
	Invoice # 31- Management Fees - December 2024	$	702.71		
	Invoice # 32- Management Fees - January 2025	$	744.61		
		$	**1,593.42**	**$**	**-**
	Total:			**$**	**1,593.42**

Please make check payable to:

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

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

December 02, 2024
Invoice No: 217167

Total This Invoice $580.00

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through November 23, 2024

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Principal - Vice President					
Welch, Daniel	11/16/2024	2.00	290.00	580.00	
Totals		2.00		580.00	
Total Labor					**580.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	580.00	2,840.75	3,420.75
Limit			13,000.00
Remaining			9,579.25

Total this Phase $580.00

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $580.00

ETM ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, FL 32258
etminc.com | 904.642.8990

Stacie Vanderbilt
Landings Community Development District
219 E. Livingston Street
Orlando, FL 32801

January 06, 2025
Invoice No: 217781

Total This Invoice $298.00

Project 20338.03001 The Landings CDD General Services Work Authorization #1

Professional Services rendered through December 28, 2024

Phase 01 General Consulting

Labor

		Hours	Rate	Amount	
Senior Advisor					
Clem, Juanitta	12/21/2024	1.00	298.00	298.00	
Response to Bill Freeman, Flagler Beach regarding new well sites					
Totals		1.00		298.00	
Total Labor					**298.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	298.00	3,420.75	3,718.75
Limit			13,000.00
Remaining			9,281.25

Total this Phase $298.00

Phase 02 Reimbursable Expenses

Billing Limits	**Current**	**Prior**	**To-Date**
Expense	0.00	0.00	0.00
Limit			250.00
Remaining			250.00

Total this Phase 0.00

Total This Invoice $298.00

Outstanding Invoices

Number	**Date**	**Balance**
217167	12/2/2024	580.00
Total		**580.00**

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

Invoice

Invoice #: 31
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		3,541.67	3,541.67
Website Administration - December 2024		105.00	105.00
Information Technology - December 2024		157.50	157.50
Dissemination Agent Services - December 2024		416.67	416.67
Office Supplies		0.09	0.09
Postage		2.08	2.08

Total	$4,223.01
Payments/Credits	$0.00
Balance Due	$4,223.01

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

Invoice

Invoice #: 32
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025		3,541.67	3,541.67
Website Administration - January 2025		105.00	105.00
Information Technology - January 2025		157.50	157.50
Dissemination Agent Services - January 2025		416.67	416.67
American Express Statement Closing 12/2/24 - Hilton Garden Inn		254.00	254.00

Total	$4,474.84
Payments/Credits	$0.00
Balance Due	$4,474.84

Landings
Community Development District

Funding Request #21A
March 27, 2025

Bill to:
JTL Grand Landings Dev LLC
16660 Dallas Parkway
Suite 1600
Dallas, TX 75248
dwest@westinterests.com

	Payee	General Fund FY2025	Capital Project FY2025
1	**GMS-Central Florida, LLC**		
	Invoice # 33 - Management Fees - February 2025	$ 2,055.55	
	Invoice # 34 - Management Fees - March 2025	$ 2,055.55	
2	**Bank Fees**	$ 43.83	
		$ 4,154.93	**$ -**
	Total:		**$ 4,154.93**

Please make check payable to:

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

Landings
Community Development District

Funding Request #21B
March 27, 2025

Bill to:
KL Seminole Trace, LLC
105 NE. 1st Street
Delray Beach, FL 33444

	Payee	General Fund FY2025	Capital Project FY2025
1	**GMS-Central Florida, LLC**		
	Invoice # 33 - Management Fees - February 2025	$ 1,462.94	
	Invoice # 34 - Management Fees - March 2025	$ 1,462.94	
2	**Bank Fees**	$ 31.19	
		$ 2,957.08	**$ -**
	Total:		**$ 2,957.08**

Please make check payable to:

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

Landings
Community Development District

Funding Request #21C
March 27, 2025

Bill to:
Bryndog PCP, LLC
180 Brookhaven Ct. S.
Palm Coast, FL 32164

	Payee		General Fund FY2025		Capital Project FY2025
1	**GMS-Central Florida, LLC**				
	Invoice # 33 - Management Fees - February 2025	$	702.35		
	Invoice # 34 - Management Fees - March 2025	$	702.35		
2	**Bank Fees**	$	14.98		
		$	**1,419.67**	**$**	**-**
	Total:			**$**	**1,419.67**

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 #: 33
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		3,541.67	3,541.67
Website Administration - February 2025		105.00	105.00
Information Technology - February 2025		157.50	157.50
Dissemination Agent Services - February 2025		416.67	416.67

Total	$4,220.84
Payments/Credits	$0.00
Balance Due	$4,220.84

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

Invoice

Invoice #: 33
Invoice Date: 3/1/25
Due Date: 3/1/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2025		3,541.67	3,541.67
Website Administration - March 2025		105.00	105.00
Information Technology - March 2025		157.50	157.50
Dissemination Agent Services - March 2025		416.67	416.67

Total	$4,220.84
Payments/Credits	$0.00
Balance Due	$4,220.84

Landings
Community Development District

Funding Request #22A
May 9, 2025

Bill to:
JTL Grand Landings Dev LLC
16660 Dallas Parkway
Suite 1600
Dallas, TX 75248
dwest@westinterests.com

	Payee	General Fund FY2025	Capital Project FY2025
1	**GMS-Central Florida, LLC** Invoice # 35 - Management Fees - April 2025	$ 2,139.92	
2	**Grau and Associates** Invoice # 27485 - FY2024 Audit	$ 2,240.20	
		$ 4,380.12	**$ -**
	Total:		**$ 4,380.12**

Please make check payable to:

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

Landings
Community Development District

Funding Request #22B
May 9, 2025

Bill to:
KL Seminole Trace, LLC
105 NE. 1st Street
Delray Beach, FL 33444

	Payee	General Fund FY2025	Capital Project FY2025
1	**GMS-Central Florida, LLC**		
	Invoice # 35 - Management Fees - April 2025	$ 1,522.99	
2	**Grau and Associates**		
	Invoice # 27485 - FY2024 Audit	$ 1,594.36	
		$ 3,117.35	**$ -**
	Total:		**$ 3,117.35**

Please make check payable to:

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

Landings
Community Development District

Funding Request #22C
May 9, 2025

Bill to:
Bryndog PCP, LLC
180 Brookhaven Ct. S.
Palm Coast, FL 32164

	Payee	General Fund FY2025	Capital Project FY2025
1	**GMS-Central Florida, LLC** Invoice # 35 - Management Fees - April 2025	$ 731.18	
2	**Grau and Associates** Invoice # 27485 - FY2024 Audit	$ 765.44	
3	**Credit from ETM Invoices Included on FR21C**	$ (110.91)	
		$ 1,385.71	**$ -**
	Total:		**$ 1,385.71**

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 #: 34
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		3,541.67	3,541.67
Website Administration - April 2025		105.00	105.00
Information Technology - April 2025		157.50	157.50
Dissemination Agent Services - April 2025		416.67	416.67
Office Supplies		15.00	15.00
Copies		158.25	158.25

Total	$4,394.09
Payments/Credits	$0.00
Balance Due	$4,394.09

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *27485*
Date *05/01/2025*

SERVICE		AMOUNT
Audit FYE 09/30/2024		$ 4,600.00
	Current Amount Due	$ 4,600.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,600.00	0.00	0.00	0.00	0.00	4,600.00

Payment due upon receipt.

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, 2025

Stacie Vanderbilt
219 East Livingston St
Orlando, FL 32801

RE: CDD Registered Voters

Dear Stacie Vanderbilt:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the following Community Development District as of April 15, 2025, is:

Landings Community Development District: **0**

Please contact this office if you have any questions or require further assistance.

Thank you,

Kaiti Lenhart
Supervisor of Elections