Landings Community Development District

Agenda

April 17, 2026

AGENDA

Landings
Community Development District

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

April 10, 2026

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, April 17, 2026** 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. Approval of Minutes of the August 15, 2025 Meeting
4. Consideration of Data Sharing & Usage Agreement with the Flagler County Property Appraiser
5. Consideration of Resolution 2026-01 Authorizing Account with State Board of Administration
6. Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
7. Consideration of Resolution 2026-03 Designating Assistant Treasurer of the District
8. Consideration of Conveyance of Stormwater Ponds
9. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register (August-March)
        ii. Balance Sheet and Income Statement
        iii. Designation of **November 20, 2026** as the Landowner's Meeting Date
10. Other Business
11. Supervisors Requests
12. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

MINUTES

MINUTES OF MEETING
LANDINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Landings Community Development District was held Tuesday, **August 15, 2025** at 11:39 a.m. at the Hilton Garden Inn Palm Coast, 55 Town Center Boulevard, Palm Coast, Florida.

Present and constituting a quorum:

Jeff Douglas	Chairman
Bill Fife	Vice Chairman
Toby Tobin	Assistant Secretary
Greg Eckley	Assistant Secretary
Walker Douglas	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Michael Chiumento	District Counsel

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. LeBrun noted there were no members of the public present.

THIRD ORDER OF BUSINESS **Approval of Minutes of the June 24, 2025 Meeting**

Mr. LeBrun presented the minutes from the June 24, 2025, 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. Walker Douglas, with all in favor, the Minutes of the June 24, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

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

> On MOTION by Mr. Walker Douglas, seconded by Mr. Fife, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. LeBrun noted that this resolution relates to the annual appropriations. He stated that the Board previously approved the proposed budget, and it remains unchanged from the proposed budget.

> On MOTION by Mr. Fife, seconded by Mr. Walker Douglas, with all in favor, Resolution 2025-06 Adopting the Fiscal Year 2026 Budget Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun presented Resolution 2025-07 imposing special assessments and certifying an assessment roll to the Board. He noted that this is going to be the mechanism that is going to be used to fund that budget. He added that the only change was the addition of the Southwest Tract due to the bog activity.

> On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun asked for a motion to close the public hearing.

> On MOTION by Mr. Fife, seconded by Mr. Walker Douglas, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS District Goals & Objectives

A. Adoption of the Fiscal Year 2026 Goals & Objectives

Mr. LeBrun reviewed the Fiscal Year 2026 Goals and Objectives with the Board. He noted that they were hopeful that the legislature would do away with this requirement for Special Districts, but they did not. He stated that they updated the same goals that they currently have for Fiscal Year 2026. He added that they anticipate getting all the ones for this year, so they recommend our Boards to adopt the same ones for next year.

> On MOTION by Mr. Jeff Douglas, seconded by Mr. Eckley, with all in favor, the Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorization to Chairman to Execute

Mr. Sullivan noted that once the fiscal year ends, District staff will confirm that they have met all of their goals and this allows the Chair to sign them and then they can be added to their website, which is part of the statute.

> On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Accepting the Fiscal Year 2026 Goals & Objectives and Authorization to Chairman to Execute, was approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2025-08 Authorizing the Use of Electronic Documents and Signatures

Mr. LeBrun presented Resolution 2025-08 authorizing the use of electronic documents and signatures to the Board. He stated that this is more efficient for the District and allows them to sign certain things electronically.

> On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, Resolution 2025-08 Authorizing the Use of Electronic Documents and Signatures, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025**

Mr. LeBrun presented the agreement with Grau & Associates to provide auditing services for the Fiscal Year 2025 to the Board. He stated that each year the District must undergo an independent audit. He noted that the Board had selected Grau & Associates, and this is to authorize them to start the audit process for Fiscal Year 2025. He added that there was a slight increase in the price due to the bond activity, but they had already anticipated that in the 2026 budget.

> On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026, was approved.

EIGHTH ORDER OF BUSINESS **Ratification Items**

A. Series 2024 Requisition #20

Mr. LeBrun presented Series 2024 Requisition #20 to the Board. He noted that these have already been signed off by staff and approved.

> On MOTION by Mr. Jeff Douglas, seconded by Mr. Fife, with all in favor, the Series 2024 Requisition #20, was approved.

B. Series 2025 Requisition #1

Mr. LeBrun presented Series 2025 Requisition #1 to the Board. He noted that these have already been signed off by staff and professionals.

> On MOTION by Mr. Walker Douglas, seconded by Mr. Fife, with all in favor, the Series 2025 Requisition #1, was approved.

C. Addendum to Contractor Agreement with Hazen Construction, LLC for Phase 1 & Offsite Project

Mr. LeBrun presented the addendum to the Contractor Agreement with Hazen Construction, LLC for Phase 1 & Offsite Project to the Board. He noted that this had already been signed off by staff.

> On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, the Addendum to Contractor Agreement with Hazen Construction, LLC for Phase 1 & Offsite Project, was approved.

D. Addendum to Contractor Agreement with Smith Trucking Company, Inc. for Phase 1 & Offsite Project

Mr. LeBrun presented the addendum to Contractor Agreement with Smith Trucking Company, Inc. for Phase 1 & Offsite Project to the Board. He noted that this had already been signed off by staff.

> On MOTION by Mr. Fife, seconded by Mr. Eckley, with all in favor, the Addendum to Contractor Agreement with Smith Trucking Company, Inc. for Phase 1 & Offsite Project, was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Sullivan had nothing to report.

B. Engineer

There was no engineer present during the meeting.

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 May 31, 2025. No action is required.

ii. Ratification of Funding Requests #24A-#24C

Mr. LeBrun presented funding requests #24A-#24C. He added they are looking for ratification.

> On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Funding Requests #24A-#24C, were ratified.

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. LeBrun presented the approval of Fiscal Year 2026 meeting schedule to the Board. He stated that this contemplates the same schedule that the Board has used this year. He noted that it seemed to have worked well with the other meetings aligning. He added that they often change it throughout the year, cancelling meetings, and it saves costs. Mr. LeBrun made a motion to cancel the meeting scheduled for June 19th.

> On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, the Approval of Fiscal Year 2026 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS Other Business

Mr. LeBrun commented on contracts and noted the addendum approved will be executed by the Vice Chair and brought back to the Board for ratification.

ELEVENTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. LeBrun adjourned the meeting.

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

James E. Gardner Jr., CFA

Flagler County Property Appraiser

Data – Sharing and Usage Agreement

LANDINGS CDD

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

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

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

1. The **agency** will not release "confidential data" that may reveal identifying information of individuals exempted from Public Records disclosure.

2. The **agency** will not present the "confidential data" in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.

3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying information that is the subject of this Agreement.

4. The **agency** shall ensure any employee granted access to "confidential data" is subject to the terms and conditions of this Agreement.

5. The **agency** shall ensure any third party granted access to "confidential data" is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on July 1, 2025, and shall run until June 30, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

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

FLAGLER COUNTY PROPERTY APPRAISER	**LANDINGS CDD**
Signature: _____	Signature: _____
Print: James E. Gardner Jr., CFA	Print: _____
	Title: _____
Date: _____	Date: _____

SECTION V

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION

WHEREAS, the Landings Community Development District (the "District") is a local unit of special purpose government created and existing under Chapter 190, *Florida Statutes*, and situated within Osceola County, Florida; and

WHEREAS, the District finds that from time to time has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, ("GMS") and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.

2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.

3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

PASSED AND ADOPTED this 20th day of February 2026.

ATTEST:	**LANDINGS COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION VI

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 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, 2026, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); 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 2026/2027 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 17, 2026
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 17TH DAY OF APRIL, 2026.

ATTEST:

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Landings

Community Development District

Proposed Budget

FY2027

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Landings

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments Direct - Administrative Only	$ 75,320	$ 48,523	$ 26,797	$ 75,320	$ 40,566
Assessments - Tax Collector	$ 51,440	$ 51,484	$ -	$ 51,440	$ 89,999
Assessments - Direct	$ 93,578	$ 70,184	$ 23,394	$ 93,578	$ 349,591
Total Revenues	**$ 220,338**	**$ 170,191**	**$ 50,191**	**$ 220,338**	**$ 480,156**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 600	$ 600	$ 12,000
FICA Expenses	$ 918	$ -	$ 90	$ 90	$ 918
Engineering	$ 15,000	$ -	$ 7,500	$ 7,500	$ 15,000
Attorney	$ 25,000	$ 1,041	$ 12,500	$ 13,541	$ 25,000
Annual Audit	$ 6,000	$ -	$ 6,000	$ 6,000	$ 6,000
Assessment Administration	$ 5,408	$ -	$ 5,408	$ 5,408	$ 5,570
Arbitrage	$ 900	$ -	$ 900	$ 900	$ 900
Dissemination	$ 6,180	$ 3,090	$ 3,090	$ 6,180	$ 6,365
Trustee Fees	$ 8,040	$ 3,185	$ -	$ 3,185	$ 8,040
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ 43,776	$ 45,088
Information Technology	$ 1,947	$ 974	$ 972	$ 1,946	$ 2,005
Website Maintenance	$ 1,298	$ 649	$ 648	$ 1,297	$ 1,337
Telephone	$ 300	$ -	$ 150	$ 150	$ 300
Postage & Delivery	$ 1,000	$ 187	$ 250	$ 437	$ 1,000
Insurance	$ 6,613	$ 5,732	$ -	$ 5,732	$ 7,605
Copies	$ 500	$ -	$ 250	$ 250	$ 500
Legal Advertising	$ 10,000	$ -	$ 5,000	$ 5,000	$ 10,000
Contingency	$ 2,500	$ 260	$ 1,000	$ 1,260	$ 2,500
Office Supplies	$ 625	$ -	$ 325	$ 325	$ 625
Travel Per Diem	$ 660	$ -	$ -	$ -	$ 660
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total General & Administrative	**$ 148,838**	**$ 37,181**	**$ 66,571**	**$ 103,752**	**$ 151,589**
Operations & Maintenance					
Field Expenditures					
Field Management	$ 7,500	$ -	$ -	$ -	$ 20,000
Landscape Maintenance	$ 50,000	$ -	$ -	$ -	$ 60,000
Lake Maintenance	$ 10,000	$ -	$ -	$ -	$ 35,000
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 10,000
Contingency	$ 4,000	$ -	$ -	$ -	$ 4,000
Total Operations & Maintenance	**$ 71,500**	**$ -**	**$ -**	**$ -**	**$ 129,000**
Amenity Expenditures					
Amenity Management Staffing	$ -	$ -	$ -	$ -	$ 30,000
Amenity Landscape Replacement	$ -	$ -	$ -	$ -	$ 10,000
Property Insurance	$ -	$ -	$ -	$ -	$ 40,000
Amenity - Electric	$ -	$ -	$ -	$ -	$ 13,333

Amenity - Water	$ -	$ -	$ -	$ -	$ 33,333
Dues, License, Permits	$ -	$ -	$ -	$ -	$ 400
Cable, Internet, Phone	$ -	$ -	$ -	$ -	$ 4,667
Fitness Equipment Lease	$ -	$ -	$ -	$ -	$ 12,000
Pest Control	$ -	$ -	$ -	$ -	$ 833
Janitorial Services	$ -	$ -	$ -	$ -	$ 15,333
Pool Maintenance	$ -	$ -	$ -	$ -	$ 14,000
Access Control	$ -	$ -	$ -	$ -	$ 3,000
Amenity Repairs & Maintenance	$ -	$ -	$ -	$ -	$ 10,000
Refuse	$ -	$ -	$ -	$ -	$ 2,667
Special Events	$ -	$ -	$ -	$ -	$ 3,333
Holiday Decorations	$ -	$ -	$ -	$ -	$ 3,333
Contingency	$ -	$ -	$ -	$ -	$ 3,333
Subtotal Amenity Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 199,567**
Total Amenity & Field Expenditures	**$ 71,500**	**$ -**	**$ -**	**$ -**	**$ 328,567**
Total Expenditures	**$ 220,338**	**$ 37,181**	**$ 66,571**	**$ 103,752**	**$ 480,156**
Excess Revenues/(Expenditures)	$ -	$ 133,010	$ (16,380)	$ 116,586	$ -

Type	Units	ERU	Total ERUs	Net Annual Assessments	Net Per Unit	Gross Per Unit
Villa 40'	104	0.80	83.20	$ 55,659	$ 535.18	$ 569.34
Single Family 50'	305	1.00	305.00	$ 191,515	$ 627.92	$ 668.00
Single Family 60'	267	1.20	320.40	$ 192,415	$ 720.66	$ 766.66
Unplatted	247	0.26	64.60	$ 40,566	$ 164.24	$ 174.72
Total	**923**		**773.20**	**$ 480,156**		

Landings
Community Development District
General Fund Budget

Revenues:

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.

Assessments – Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Assessments Direct

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 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 bond issuance.

Series 2024	$3,182.70
Series 2025	$3,182.70

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.

Lake Maintenance

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

Amenity Expenses

Amenity Management Staffing

Represents compensation for the Amenity Center staff which provides funds for employee benefits.

Amenity Landscape Replacement

Represents replacement of any amenity center landscaping.

Property Insurance

The District's property and casualty insurance coverages.

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Dues, License, Permits

Any cost incurred for Permits and Licenses.

Cable, Internet, Phone

Cable, Internet and phone service will be added for use at the Amenity Center.

Fitness Equipment Lease

Represents the cost to lease the fitness equipment in the amenity center gym.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Access Control

Represents the costs of access cards and operating the access card system.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Refuse

Represents estimated costs for trash services of the District's amenity facilities.

Special Events

The Facilities Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Contingency

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

Landings

Community Development District

Proposed Budget

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	$ 490,975	$ 411,580	$ 79,395	$ 490,975	$ 490,975
Interest Earnings	$ 15,000	$ 12,587	$ 6,294	$ 18,881	$ 15,000
Carry Forward Surplus	$ 245,166	$ 218,731	$ -	$ 218,731	$ 238,811
TOTAL REVENUES	**$ 751,141**	**$ 642,898**	**$ 85,689**	**$ 728,587**	**$ 744,786**
EXPENDITURES:					
Interfund Transfer Out	$ 5,000	$ 9,097	$ 4,549	$ 13,646	$ 5,000
Interest - 11/1	$ 197,388	$ 197,388	$ -	$ 197,388	$ 195,013
Interest - 5/1	$ 197,388	$ -	$ 197,388	$ 197,388	$ 195,013
Principal - 5/1	$ 95,000	$ -	$ 95,000	$ 95,000	$ 100,000
TOTAL EXPENDITURES	**$ 489,776**	**$ 206,485**	**$ 292,388**	**$ 489,776**	**$ 490,025**
EXCESS REVENUES (EXPENDITURES)	**$ 261,365**	**$ 436,413**	**$ (206,700)**	**$ 238,811**	**$ 254,761**

Interest Due 11/1/27 $192,513

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

Debt Service Fund Budget - Special Assessment Bonds, Series 2025 SW Tract

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments	$ 432,600	$ 216,300	$ 216,300	$ 432,600	$ 432,600
Interest Earnings	$ 15,000	$ 9,258	$ 650	$ 9,908	$ 15,000
Carry Forward Surplus	$ 972	$ 121,769	$ -	$ 121,769	$ 184,462
TOTAL REVENUES	**$ 448,572**	**$ 347,327**	**$ 216,950**	**$ 564,277**	**$ 632,062**
EXPENDITURES:					
Interfund Transfer Out	$ 5,000	$ 8,015	$ 4,008	$ 12,023	$ 5,000
Interest - 11/1	$ 120,826	$ 120,826	$ -	$ 120,826	$ 171,949
Interest - 5/1	$ 173,989	$ -	$ 173,989	$ 173,989	$ 171,949
Principal - 5/1	$ 85,000	$ -	$ 85,000	$ 85,000	$ 90,000
TOTAL EXPENDITURES	**$ 379,815**	**$ 128,841**	**$ 258,989**	**$ 379,815**	**$ 433,898**
EXCESS REVENUES (EXPENDITURES)	**$ 68,757**	**$ 218,486**	**$ (42,039)**	**$ 184,462**	**$ 198,165**

Interest Due 11/1/27 $169,789

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family - 50'	170	$ 255,000	$ 1,500.00	$ 1,595.74
Single Family - 60'	111	$ 177,600	$ 1,600.00	$ 1,702.13
Total	**281**	**$ 432,600**		

Landings

Community Development District

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
					-
			-		
11/01/25	6,085,000	5.000%		120,826	120,825.52
05/01/26	6,085,000	5.000%	85,000	173,989	
11/01/26	6,000,000	5.000%		171,949	430,937.50
05/01/27	6,000,000	5.000%	90,000	171,949	
11/01/27	5,910,000	5.000%		169,789	431,737.50
05/01/28	5,910,000	5.000%	95,000	169,789	
11/01/28	5,815,000	5.000%		167,509	432,297.50
05/01/29	5,815,000	5.000%	95,000	167,509	
11/01/29	5,720,000	5.000%		165,229	427,737.50
05/01/30	5,720,000	5.000%	100,000	165,229	
11/01/30	5,620,000	5.000%		162,829	428,057.50
05/01/31	5,620,000	5.000%	105,000	162,829	
11/01/31	5,515,000	5.000%		160,309	428,137.50
05/01/32	5,515,000	5.500%	110,000	160,309	
11/01/32	5,405,000	5.500%		157,669	427,977.50
05/01/33	5,405,000	5.500%	120,000	157,669	
11/01/33	5,285,000	5.500%		154,789	432,457.50
05/01/34	5,285,000	5.500%	125,000	154,789	
11/01/34	5,160,000	5.500%		151,789	431,577.50
05/01/35	5,160,000	5.500%	130,000	151,789	
11/01/35	5,030,000	5.500%		148,669	430,457.50
05/01/36	5,030,000	5.500%	135,000	148,669	
11/01/36	4,895,000	5.500%		144,788	428,456.25
05/01/37	4,895,000	5.500%	145,000	144,788	
11/01/37	4,750,000	5.500%		140,619	430,406.25
05/01/38	4,750,000	5.500%	155,000	140,619	
11/01/38	4,595,000	5.500%		136,163	431,781.25
05/01/39	4,595,000	5.500%	160,000	136,163	
11/01/39	4,435,000	5.500%		131,563	427,725.00
05/01/40	4,435,000	5.500%	170,000	131,563	
11/01/40	4,265,000	5.500%		126,675	428,237.50
05/01/41	4,265,000	5.500%	180,000	126,675	
11/01/41	4,085,000	5.500%		121,500	428,175.00
05/01/42	4,085,000	5.500%	190,000	121,500	
11/01/42	3,895,000	5.500%		116,038	427,537.50
05/01/43	3,895,000	5.500%	205,000	116,038	
11/01/43	3,690,000	5.500%		110,144	431,181.25

05/01/44	3,690,000	5.500%	215,000	110,144	
11/01/44	3,475,000	5.500%		103,963	429,106.25
05/01/45	3,475,000	5.800%	230,000	103,963	
11/01/45	3,245,000	5.800%		97,350	431,312.50
05/01/46	3,245,000	5.800%	245,000	97,350	
11/01/46	3,000,000	5.800%		90,000	432,350.00
05/01/47	3,000,000	5.800%	260,000	90,000	
11/01/47	2,740,000	5.800%		82,200	432,200.00
05/01/48	2,740,000	5.800%	275,000	82,200	
11/01/48	2,465,000	5.800%		73,950	431,150.00
05/01/49	2,465,000	5.800%	290,000	73,950	
11/01/49	2,175,000	5.800%		65,250	429,200.00
05/01/50	2,175,000	5.800%	310,000	65,250	
11/01/50	1,865,000	5.800%		55,950	431,200.00
05/01/51	1,865,000	5.800%	330,000	55,950	
11/01/51	1,535,000	5.800%		46,050	432,000.00
05/01/52	1,535,000	5.800%	350,000	46,050	
11/01/52	1,185,000	5.800%		35,550	431,600.00
05/01/53	1,185,000	5.800%	370,000	35,550	
11/01/53	815,000	5.800%		24,450	430,000.00
05/01/54	815,000	5.800%	395,000	24,450	
11/01/54	420,000	5.800%		12,600	432,050.00
05/01/55	420,000	5.800%	420,000	12,600	
					432,600.00
Total			**$ 6,085,000**	**$ 6,945,469**	**$ 13,030,469**

Landings

Community Development District

Proposed Budget

Assessment Summary Chart

Current Year

Type	Units	General O&M Gross Per Unit	Debt Service Series 2024 Gross Per Unit	Debt Service Series 2025 Gross Per Unit	Total Per Unit
Villa 40'	104	$ 569.34	$ 999.93	$ -	$ 1,569.27
Single Family 50'	135	$ 668.00	$ 1,249.91	$ -	$ 1,917.91
Single Family 60'	156	$ 766.66	$ 1,599.89	$ -	$ 2,366.54
Single Family 50'	170	$ 668.00	$ -	$ 1,595.74	$ 2,263.74
Single Family 60'	111	$ 766.66	$ -	$ 1,702.13	$ 2,468.78
Unplatted	247	$ 174.72	$ -	$ -	$ 174.72
Total	**923**				

Prior Year

Type	Units	General O&M Gross Per Unit	Debt Service Series 2024 Gross Per Unit	Debt Service Series 2025 Gross 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
Single Family 50'	170	$ 380.55	$ -	$ 1,595.74	$ 1,976.29
Single Family 60'	111	$ 456.66	$ -	$ 1,702.13	$ 2,158.79
Unplatted	247	$ 192.61	$ -	$ -	$ 192.61
Total	**923**				

Increase (Decrease)

Type	Units	General O&M Gross Per Unit	Debt Service Series 2024 Gross Per Unit	Debt Service Series 2025 Gross Per Unit	Total Per Unit
Villa 40'	104	$ 264.90	$ -	$ -	$ 264.90
Single Family 50'	135	$ 287.45	$ -	$ -	$ 287.45
Single Family 60'	156	$ 310.00	$ -	$ -	$ 310.00
Single Family 50'	170	$ 287.45	$ -	$ -	$ 287.45
Single Family 60'	111	$ 310.00	$ -	$ -	$ 310.00
Unplatted	247	$ (17.89)	$ -	$ -	$ (17.89)
Total	**923**				

SECTION VII

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LANDINGS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, 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 within the City of Palm Coast, Flagler County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Alison Mossing is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of April, 2026.

ATTEST:

LANDINGS COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION VIII

GRAND LANDINGS PHASE 5A

BEING A PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHWEST CORNER OF GRAND LANDINGS PHASE 4, AS RECORDED IN MAP BOOK 39, PAGES 79 THROUGH 91, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF CITATION BOULEVARD, AN 80' RIGHT OF WAY, THENCE S53°29'57"W ALONG SAID RIGHT OF WAY A DISTANCE OF 849.89 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY S25°21'48"E A DISTANCE OF 43.73 FEET; THENCE S39°37'39"E A DISTANCE OF 41.43 FEET; THENCE S06°10'15"W A DISTANCE OF 29.71 FEET; THENCE S11°45'15"W A DISTANCE OF 37.63 FEET; THENCE S31°11'47"E A DISTANCE OF 36.34 FEET; THENCE S71°59'50"E A DISTANCE OF 46.36 FEET; THENCE S04°11'12"W A DISTANCE OF 50.94 FEET; THENCE S27°26'45"W A DISTANCE OF 41.41 FEET; THENCE S61°54'02"E A DISTANCE OF 48.19 FEET; THENCE S05°33'20"E A DISTANCE OF 65.10 FEET; THENCE S33°28'57"W A DISTANCE OF 40.35 FEET; THENCE S02°02'03"W A DISTANCE OF 27.81 FEET; THENCE S02°40'05"E A DISTANCE OF 47.20 FEET; THENCE S35°18'17"W A DISTANCE OF 38.45 FEET; THENCE S70°53'35"W A DISTANCE OF 31.53 FEET; THENCE S59°19'34"W A DISTANCE OF 34.64 FEET; THENCE S14°39'03"E A DISTANCE OF 50.04 FEET; THENCE S34°45'40"E A DISTANCE OF 38.42 FEET; THENCE S74°24'19"E A DISTANCE OF 47.54 FEET; THENCE S34°45'54"E A DISTANCE OF 44.69 FEET; THENCE S08°52'46"W A DISTANCE OF 44.89 FEET; THENCE S29°03'34"W A DISTANCE OF 23.61 FEET; THENCE S83°29'45"W A DISTANCE OF 39.92 FEET; THENCE N88°54'11"W A DISTANCE OF 33.75 FEET; THENCE S64°46'17"W A DISTANCE OF 27.35 FEET; THENCE S26°58'26"W A DISTANCE OF 42.04 FEET; THENCE S22°23'42"W A DISTANCE OF 44.25 FEET; THENCE S41°06'49"E A DISTANCE OF 50.73 FEET; THENCE S06°55'57"E A DISTANCE OF 39.66 FEET; THENCE S60°05'57"E A DISTANCE OF 40.87 FEET; THENCE S12°27'41"E A DISTANCE OF 25.02 FEET; THENCE S82°17'48"W A DISTANCE OF 41.63 FEET; THENCE S86°21'22"W A DISTANCE OF 63.30 FEET; THENCE N85°43'38"W A DISTANCE OF 75.73 FEET; THENCE N81°19'15"W A DISTANCE OF 83.42 FEET; THENCE N42°01'03"W A DISTANCE OF 59.01 FEET; THENCE N02°00'34"W A DISTANCE OF 49.51 FEET; THENCE N18°26'06"W A DISTANCE OF 50.78 FEET; THENCE N03°26'51"W A DISTANCE OF 72.18 FEET; THENCE N54°51'57"W A DISTANCE OF 28.66 FEET; THENCE N02°33'22"W A DISTANCE OF 48.66 FEET; THENCE N05°06'08"E A DISTANCE OF 24.40 FEET; THENCE N40°58'18"E A DISTANCE OF 43.69 FEET; THENCE N62°09'43"E A DISTANCE OF 43.68 FEET; THENCE N39°03'11"E A DISTANCE OF 29.62 FEET; THENCE N00°00'00"E A DISTANCE OF 23.44 FEET; THENCE N48°48'51"W A DISTANCE OF 36.91 FEET; THENCE N71°13'54"W A DISTANCE OF 26.08 FEET; THENCE N06°36'56"W A DISTANCE OF 36.67 FEET; THENCE N29°28'33"W A DISTANCE OF 22.93 FEET; THENCE N60°34'21"W A DISTANCE OF 19.43 FEET; THENCE N90°00'00"W A DISTANCE OF 33.42 FEET; THENCE S36°39'22"W A DISTANCE OF 23.26 FEET; THENCE S48°16'14"W A DISTANCE OF 21.52 FEET; THENCE S77°57'27"W A DISTANCE OF 33.28 FEET; THENCE S38°18'47"W A DISTANCE OF 89.61 FEET; THENCE S07°25'53"W A DISTANCE OF 10.07 FEET; S44°31'27"E A DISTANCE OF 61.19 FEET; THENCE S41°09'33"W A DISTANCE OF 132.93 FEET; THENCE S15°49'24"E A DISTANCE OF 62.18 FEET; THENCE S05°20'40"E A DISTANCE OF 73.56 FEET; THENCE S02°58'35"E A DISTANCE OF 191.11 FEET; THENCE S05°20'26"E A DISTANCE OF 24.34 FEET; THENCE S09°47'23"E A DISTANCE OF 21.46 FEET; THENCE S14°23'10"E A DISTANCE OF 18.49 FEET; THENCE S18°46'45"E A DISTANCE OF 37.66 FEET; THENCE S28°14'55"E A DISTANCE OF 56.15 FEET; THENCE S35°49'59"E A DISTANCE OF 59.17 FEET; THENCE S36°04'35"E A DISTANCE OF 305.53 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 42°02'47". BEING SUBTENDED WITH A CHORD BEARING OF N79°05'16"E AND A CHORD DISTANCE OF 125.56 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 128.42 FEET TO THE POINT OF TANGENCY THEREOF; THENCE S79°53'20"E A DISTANCE OF 6.53 FEET; THENCE S10°06'40"W A DISTANCE OF 130.00 FEET; THENCE S53°55'25"W A DISTANCE OF 24.36 FEET; THENCE S36°04'35"E A DISTANCE OF 111.44 FEET; THENCE S53°55'25"W A DISTANCE OF 130.00 FEET; THENCE S36°04'35"E A DISTANCE OF 112.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°36'28", BEING SUBTENDED WITH A CHORD BEARING OF S78°22'49"E AND A CHORD DISTANCE OF 33.65 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 36.92 FEET; THENCE S44°13'36"E A DISTANCE OF 53.32 FEET; THENCE S36°51'14"E A DISTANCE OF 144.48 FEET; THENCE S68°37'28"E A DISTANCE OF 107.39 FEET; THENCE N87°34'34"E A DISTANCE OF 54.05 FEET; THENCE N80°27'35"E A DISTANCE OF 82.69 FEET; THENCE S31°22'22"E A DISTANCE OF 69.33 FEET; THENCE S51°11'01"E A DISTANCE OF 55.76 FEET; THENCE S33°44'57"W A DISTANCE OF 155.49 FEET; THENCE S50°45'49"E A DISTANCE OF 95.00 FEET; THENCE S59°17'06"E A DISTANCE OF 75.14 FEET; THENCE S55°45'49"E A DISTANCE OF 130.00 FEET; THENCE S35°13'09"W A DISTANCE OF 243.80 FEET; THENCE S32°16'38"E A DISTANCE OF 75.84 FEET; THENCE N88°29'26"E A DISTANCE OF 55.35 FEET; THENCE S71°13'13"E A DISTANCE OF 49.24 FEET; THENCE S56°01'21"E A DISTANCE OF 30.19 FEET; THENCE S45°13'11"E A DISTANCE OF 34.31 FEET; THENCE S38°16'01"E A DISTANCE OF 40.21 FEET; THENCE S52°55'22"E A DISTANCE OF 41.07 FEET; THENCE S77°30'24"E A DISTANCE OF 45.88 FEET; THENCE S11°41'46"E A DISTANCE OF 91.40 FEET; THENCE S75°00'26"W A DISTANCE OF 291.67 FEET; THENCE S86°36'10"W A DISTANCE OF 1263.11 FEET; THENCE N00°29'07"E A DISTANCE OF 127.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 04°33'57", BEING SUBTENDED WITH A CHORD BEARING OF N02°46'06"E AND A CHORD DISTANCE OF 43.82 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 43.83 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N05°03'04"E A DISTANCE OF 161.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 48°20'38", BEING SUBTENDED WITH A CHORD BEARING OF N19°07'15"W AND A CHORD DISTANCE OF 155.60 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 160.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N43°17'34"W A DISTANCE OF 148.95 FEET; THENCE N39°55'37"W A DISTANCE OF 604.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1152.42 FEET, A CENTRAL ANGLE OF 06°13'35", BEING SUBTENDED WITH A CHORD BEARING OF N50°43'30"W AND A CHORD DISTANCE OF 125.18 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 125.24 FEET; THENCE S76°20'28"E A DISTANCE OF 60.49 FEET; THENCE S89°10'55"E A DISTANCE OF 63.90 FEET; THENCE S88°00'04"E A DISTANCE OF 55.22 FEET; THENCE S46°31'24"E A DISTANCE OF 624.00 FEET; THENCE S40°53'34"E A DISTANCE OF 47.54 FEET; THENCE N80°32'16"E A DISTANCE OF 130.00 FEET; THENCE N09°27'44"W A DISTANCE OF 9.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 37°03'46", BEING SUBTENDED WITH A CHORD BEARING OF N27°59'34"W AND A CHORD DISTANCE OF 79.45 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 80.85 FEET; THENCE N52°25'29"E A DISTANCE OF 50.62 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79°33'10", BEING SUBTENDED WITH A CHORD BEARING OF S85°18'00"E AND A CHORD DISTANCE OF 31.94 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 34.71 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53°55'25"E A DISTANCE OF 107.69 FEET; THENCE N36°04'35"W A DISTANCE OF 134.78 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 54°17'12". BEING SUBTENDED WITH A CHORD BEARING OF N73°40'01"W AND A CHORD DISTANCE OF 45.62 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 47.37 FEA C TO THE POINT OF TANGENCY THEREOF; THENCE N46°31'24"W A DISTANCE OF 219.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00;, BEING SUBTENDED WITH A CHORD BEARING OF N01°31'24W AND A CHORD DISTANCE OF 70.71 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 78.54 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N43°28'36"E A DISTANCE OF 210.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 106°50'50", BEING SUBTENDED WITH A CHORD BEARING OF N48°42'00"E AND A CHORD DISTANCE OF 9.10 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT OF AN ARC LENGTH OF 9.12 FEE TO THE POINT OF TANGENCY THEREOF; THENCE N53°55'25"E A DISTANCE OF 148.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 44°20'50", BEING SUBTENDED WITH A CHORD BEARING OF N76°05'51"E AND A CHORD DISTANCE OF 37.74 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC LENGTH OF 38.70 FEET; THENCE N08°16'16"E A DISTANCE OF 19.92 FEET; THENCE N36°04'35"W A DISTANCE OF 130.00 FEET; THENCE N34°47'09"W A DISTANCE OF 50.01 FEET; THENCE N36°04'35"W A DISTANCE OF 130.00 FEET; THENCE S53°55'25"W A DISTANCE OF 211.83 FEET; THENCE N01°05'43"W A DISTANCE OF 43.80 FEET; THENCE N02°16'05"E A DISTANCE OF 109.68 FEET; THENCE N48°39'08"W A DISTANCE OF 72.27 FEET; THENCE N09°22'33"W A DISTANCE OF 119.87 FEET; THENCE N11°44'44"E A DISTANCE OF 111.94 FEET; THENCE N16°23'22"W A DISTANCE OF 38.45 FEET; THENCE N41°33'09"W A DISTANCE OF 63.80 FEET; THENCE N05°00'02"W A DISTANCE OF 87.14 FEET; THENCE N77°54'19"W A DISTANCE OF 77.68 FEET; THENCE N80°26'34"W A DISTANCE OF 137.86 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL RECORDED IN OFFICIAL RECORDS BOOK 641, PAGE 1051, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N05°08'56"W ALONG SAID EASTERLY LINE A DISTANCE OF 217.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CITATION BOULEVARD, AFORESAID, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2860.00 FEET, A CENTRAL ANGLE OF 22°18'53", BEING SUBTENDED WITH A CHORD BEARING OF N64°43'14"E AND A CHORD DISTANCE OF 1106.84 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND ALONG SAID CITATION BOULEVARD FOR AN ARC LENGTH OF 1113.87 FEET TO THE POINT OF TANGENCY THEREOF; THENCE N53°29'57"E CONTINUING ALONG SAID CITATION BOULEVARD FOR A DISTANCE OF 226.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,574,081 SQUARE FEET AND/OR 59.09 ACRES MORE OR LESS.

JOINDER AND CONSENT MORTGAGEE

THIS IS TO CERTIFY THAT DREAM FINDERS HOMES LLC, BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, RECORDED IN THAT MORTGAGE AND SECURITY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2693, PAGE 102 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN DESCRIBED, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

IN WITNESS WHEREOF, DREAM FINDERS HOMES LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ _____,

IT'S _____, BY AND WITH AUTHORITY OF DREAM FINDERS HOMES LLC, THIS _ DAY OF _____ ____, A.D. 2025.

_____ WITNESS

PRINT NAME: _____

NAME: _____, AS

(TITLE) _____ WITNESS

OF DREAM FINDERS HOMES LLC,

PRINT NAME: _____

NOTARY FOR DREAM FINDERS HOMES LLC.

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2025 BY _____, AS _____ OF DREAM FINDERS HOMES LLC, ON BEHALF OF DREAM FINDERS HOMES LLC, AND WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

_____

NOTARY PUBLIC, STATE OF FLORIDA

_____

PRINT NAME:

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE LEGAL DESCRIPTION, THAT THE SURVEY WAS MADE UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM COAST, FLORIDA.

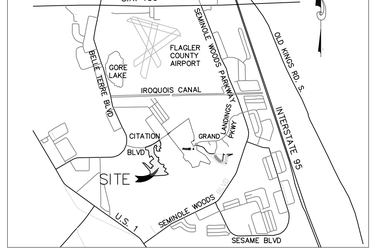
CERTIFIED THIS _____ DAY OF _____, 2025.

BY_____

TIMOTHY L. BLACKMON, REGISTERED LAND SURVEYOR FLA. NO. 4889
LICENSED BUSINESS NUMBER 7800

VICINITY MAP

NOT TO SCALE



DEVELOPER:

JTL GRAND LANDINGS DEVELOPMENT LLC

ENGINEER:

ETM ENGINEERS
14775 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258

DEDICATION

KNOW ALL MEN, BY THESE PRESENTS, THAT JTL GRAND LANDINGS DEVELOPMENT LLC, THE OWNER,
IN FEE SIMPLE, OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION, HAVE CAUSED SAID LANDS TO BE SURVEYED, LAID OUT AND PLATTED, AND KNOWN AS "GRANDLANDINGS PHASE 5A, AND DOES HEREBY DEDICATE SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. NO PART OF SAID LANDS ARE DEDICATED TO THE PUBLIC, EXCEPT AS NOTED.

TRACTS B, C, F, H, AND N, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND LANDINGS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, INGRESS AND EGRESS, AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACTS D, K, G AND J, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND LANDINGS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACT I, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GRAND LANDINGS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR UPLANDS, WETLANDS AND UPLANDS BUFFER, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

TRACTS A, M AND L, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE GRAND LANDINGS MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR UPLANDS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM COAST.

A TEN FOOT (10') WIDE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ACROSS THE FRONTAGE OF ALL LOTS IS HEREBY GRANTED TO THE CITY OF PALM COAST, ITS SUCCESSORS AND ADDIGNS, AND TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER, FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.

LIFT STATION TRACT E, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM COAST, FOR LIFT STATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF PALM COAST, ITS SUCCESSORS AND ASSIGNS,

ALL PRIVATE ROADS ARE FOR THE USE OF THE OWNERS OF THE LOTS, THEIR SUCCESSORS AND ASSIGNS, THEIR GUESTS, AND FOR ACCESS BY MUNICIPAL SERVICES AND ALL CITY CODE ENFORCEMENT ACTIVITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND LANDINGS MASTER HOME OWNERS' ASSOCIATION, INC.

ALL UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO FLORIDA POWER & LIGHT CO., SHOWN ARE DEDICATED IN PERPETUITY TO ANY PUBLIC OR PRIVATE UTILITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES (INCLUDING WIRES, CABLES, CONDUIT AND ABOVE- GROUND APPURTENANT EQUIPMENT).

IN WITNESS WHEREOF, DFC GRAND LANDINGS DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO ON THE DATES INDICATED:

TO BE EXECUTED UPON THIS _____ DAY OF _____, 2025.

SIGNED & SEALED IN THE PRESENCE OF:

_____ WITNESS SIGNATURE

_____ PRINT NAME

_____ WITNESS SIGNATURE

_____ PRINT NAME

OWNER: JTL GRAND LANDINGS DEVELOPMENT LLC

DATE:_____, 2025.

BY

_____ JTL GRAND LANDINGS DEVELOPMENT LLC

STATE OF FLORIDA, COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025 BY _____, AS _____ OF JTL GRAND LANDINGS DEVELOPMENT LLC, ON BEHALF OF JTL GRAND LANDINGS DEVELOPMENT LLC, AND WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

_____

NOTARY PUBLIC, STATE OF FLORIDA

_____

PRINT NAME:

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

ACCEPTANCE OF RESERVATIONS

GRAND LANDINGS MASTER HOME OWNERS' ASSOCIATION INC.

GRAND LANDINGS MASTER HOME OWNERS' ASSOCIATION INC. HEREBY ACCEPTS THE DEDICATIONS AND/ OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS DAY OF , 2025.

GRAND LANDINGS MASTER HOME OWNERS' ASSOCIATION INC.

BY: _____

PRINT NAME: _____ WITNESS: _____

PRINT NAME: _____

GENERAL NOTES:

1. BEARINGS ARE BASED ON CITATION BOULEVARD AS SHOWN HEREON AS BEING S53°29'57"W, AS DETERMINED BY GPS.

2. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 12068A, PANEL NUMBERS 1203500230E AND 0240E DATED, JUNE 6, 2018.

3. DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

5. ALL PLATTED UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO FLORIDA POWER & LIGHT CO., SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

6. GRAND LANDINGS PHASE 5 SUB PHASE 1 IS PROXIMATE TO A PUBLIC AIRPORT. ANY CONSTRUCTION WITHIN 20,000 FEET OF A RUNWAY IS SUBJECT TO FAA FORM 7460–1, AIR SPACE STUDY CHECKLIST.

7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE OPINION FURNISHED BY CHIUMENTO LAW, DATED NOVEMBER 1, 2024.

8. THE MAINTENANCE OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M AND N. ARE THE SOLE RESPONSIBILITY OF THE GRAND LANDINGS MASTER HOMEOWNERS' ASSOCIATION, INC.

9. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983–1990 ADJUSTMENT (N.A.D. 83–90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, AS PER GRAND LANDINGS PHASE 1, MAP BOOK 36, PAGES 37 THROUGH 47.

10. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN IN NATURAL, VEGETATIVE AND UNDISTURBED, EXCEPT FOR THE REMOVAL OF INVASIVE VEGETATION, INSTALLATION OF ESSENTIAL UTILITIES AND PERMITTED TRAIL CROSSINGS PER MASTER PLAN DEVELOPMENT AGREEMENT SECTION 6 (B) 1.

11. THIS PLAT IS SUBJECT TO THE GRAND LANDINGS MPD AGREEMENT RECORDED IN OR BOOK 2402, PAGE 246 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, THE GRAND LANDINGS PUD AGREEMENT RECORDED IN OR 1254, PAGE 605 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, DECLARATION OF COVENANTS AND RESTRICTIONS FOR GRAND LANDINGS RECORDED IN OR BOOK 1567, PAGE 797, IN OR BOOK 1613, PAGE 1625, AND OR BOOK 1896, PAGE 997 TOGETHER WITH THE GRAND LANDINGS MASTER HOMEOWNERS' ASSN. INC. RECORDED IN OR BOOK 1613, PAGE 1629, ALL IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OR BOOK 1375, PAGE 1362 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

12. ALL UTILITIES WILL BE UNDERGROUND

13. THE UTILITY EASEMENTS DEPICTED AS SHOWN HEREON ARE GRANTED AND CONVEYED TO ANY PUBLIC OR PRIVATE UTILITY, AND ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS, GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS AND ABOVE GROUND APPURTENANT EQUIPMENT) UNLESS OTHERWISE INDICATED.

14. DO NOT USE THIS PLAT FOR FLOOD ZONE DETERMINATION. THE FLOOD INSURANCE RATE MAP IS SUBJECT TO CHANGE, USE THE CURRENT APPROVED FIRM COMMUNITY PANEL NUMBER, DATE AND FLOOD ZONE DETERMINATION.

15. SIDEWALKS, PER CONSTRUCTION PLAN, WILL BE INSTALLED WITH EACH SINGLE–FAMILY RESIDENTIAL BUILDING PERMIT. SIDEWALKS ARE TO BE INSTALLED IN FRONT OF LOTS 1–16, 171–175, 190–195, 228–245, 267–284, AND 294–285. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE GRAND LANDINGS MASTER HOMEOWNERS' ASSOCIATION. INC..

16. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY.

17. NO BUILDING, STRUCTURE, OR OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN ANY CITY OF PALM COAST EASEMENT AREA UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY THE CITY OF PALM COAST AND ALL UTILITY PROVIDERS HAVING RIGHTS TO USE THE EASEMENT. – THE CITY OF PALM COAST RESERVES THE RIGHT TO REQUIRE THE PROPERTY OWNER OR HOA TO MODIFY, RELOCATE, OR REMOVE ANY STRUCTURE, IMPROVEMENT, OR OBJECT WITHIN THE CITY OF PALM COAST EASEMENTS THAT INTERFERES WITH THE CITY'S USE OF THE EASEMENTS

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD ON THE _____ DAY OF_____, 2025 AT _____ FILE NO. _____

BY: _____ _____

CLERK AND EX–OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS FLAGLER COUNTY, FLORIDA. PRINT NAME

CERTIFICATE OF APPROVAL BY THE CITY OF PALM COAST

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025 THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA.

BY: _____ _____

MAYOR, CITY OF PALM COAST PRINT NAME

BY: _____ _____

CITY CLERK PRINT NAME

CERTIFICATE OF APPROVAL BY DEPUTY CHIEF DEVELOPMENT OFFICER

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025 THE FOREGOING PLAT WAS APPROVED.

BY: _____ _____

DEPUTY CHIEF DEVELOPMENT OFFICER PRINT NAME

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025, THIS PLAT WAS APPROVED.

BY: _____ DATE: _____

CITY ENGINEER

_____

PRINT NAME

REVIEWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE UNDERSIGNED IS A LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND IS EITHER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PALM COAST, FLORIDA. I ALSO CERTIFY THAT I AM NOT REPRESENTING THE OWNER OR OWNERS OF RECORD AND HAVE REVIEWED THIS PLAT AND FOUND IT TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES AND FLAGLER COUNTY PLATTING REQUIREMENTS.

DATE: _____ BY: _____

PRINT NAME:_____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NUMBER LS_____

PREPARED BY:

B.H. AND ASSOCIATES
P.O. BOX 57
GEORGETOWN, FLORIDA 32139
PHONE (904) 703-8799
LICENSED BUSINESS #7800

SCALE: N/A, DATE 01–10–2025

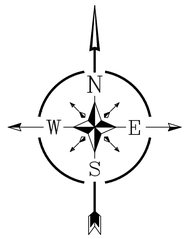
COMPUTER FILE NAME: GRAND LANDINGS–PH5

GRAND LANDINGS PHASE 5A

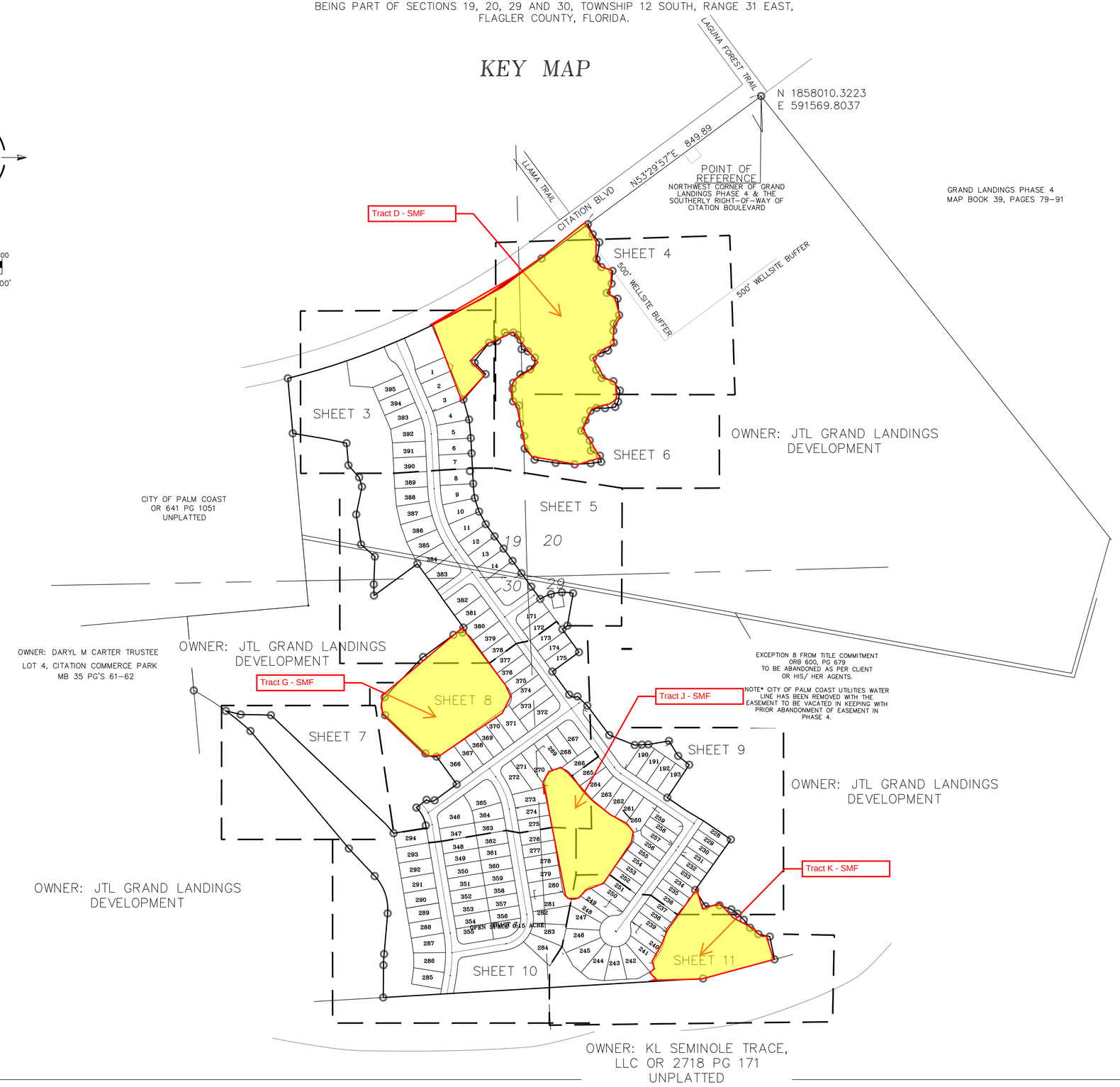
BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____
SHEET 2 OF 11 SHEETS
(SEE SHEET 1 FOR GENERAL NOTES)

KEY MAP



100 0 50 100 200
GRAPHIC SCALE 1"=200'



LEGEND
OR=OFFICIAL RECORDS
PG=PAGE
MB=MAP BOOK

PREPARED BY:
B.H. AND ASSOCIATES
P.O. BOX 57
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PHONE (904) 703-8799
LICENSED BUSINESS #7800

SCALE: 1"=200' , DATE 01-10-2025
COMPUTER FILE NAME: GRAND LANDINGS-PH5

GRAND LANDINGS PHASE 5A

BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 3 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)

LINE TABLE		
LINE	LENGTH	BEARING
L15	5.79'	S23°11'25"E
L16	30.39'	S33°06'30"E
L17	42.15'	S23°08'48"E
L18	25.33'	N16°46'05"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	88.20'	250.00'	20°12'50"	N13°05'00"W	87.74'
C12	7.01'	63.00'	6°22'46"	N19°57'28"W	7.01'
C13	18.48'	63.00'	16°48'36"	N08°21'47"W	18.42'
C14	8.68'	37.00'	13°26'01"	S06°40'29"E	8.66'
C15	6.33'	37.00'	9°47'55"	S18°17'28"E	6.32'
C16	7.61'	275.00'	1°35'09"	N22°23'50"W	7.61'
C17	55.91'	275.00'	11°38'55"	N15°46'49"W	55.81'
C18	33.50'	275.00'	6°58'47"	N06°27'58"W	33.48'
C119	66.73'	225.00'	16°59'31"	N11°28'20"W	66.48'
C120	12.65'	225.00'	3°13'20"	N21°34'45"W	12.65'
C121	30.92'	62.00'	28°34'18"	N47°23'39"W	30.60'
C122	25.56'	38.00'	38°32'00"	S42°24'48"E	25.08'
C200	79.38'	225.00'	20°12'50"	S13°05'00"E	78.97'
C201	97.02'	275.00'	20°12'50"	S13°05'00"E	96.52'

OWNER: JTL GRAND LANDINGS DEVELOPMENT

UNPLATTED

LEGEND
D=DELTA
R=RADIUS OR RADIAL
L=ARC LENGTH
CB=CHORD BEARING
CH=CHORD BEARING
SF=SQUARE FEET
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OA=OVERALL
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O= 1/2" REBAR WITH CAP STAMPED PRM, LB#7800
U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT
U.A.D.E.=UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT

PREPARED BY:
B.H. AND ASSOCIATES
P.O. BOX 57
GEORGETOWN, FLORIDA 32139
PHONE (904) 703-8799
LICENSED BUSINESS #7800

SCALE: 1"=40' , DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

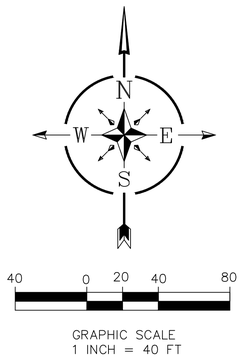
GRAND LANDINGS PHASE 5A

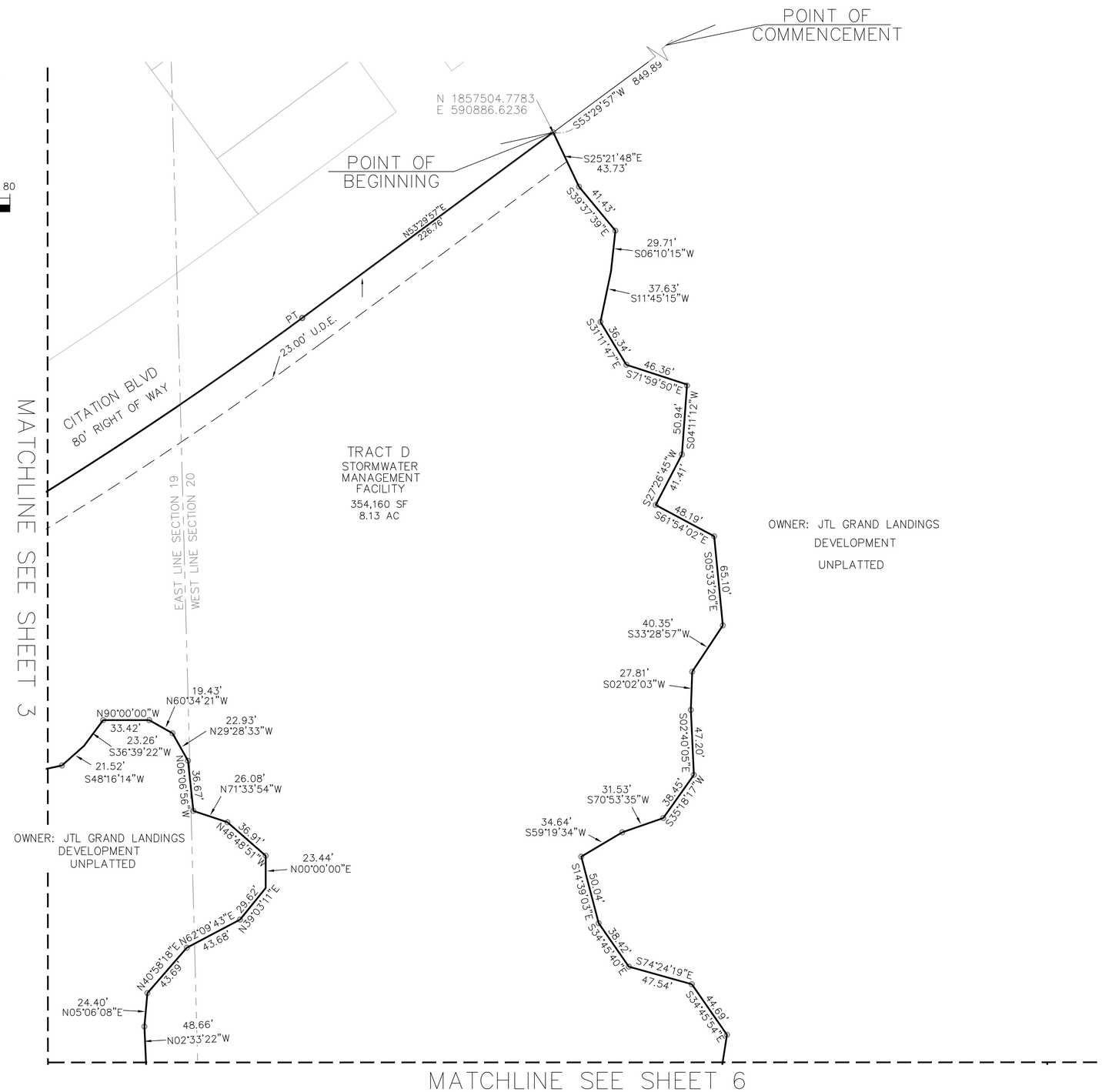
BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 4 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)





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SCALE: 1"=40', DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

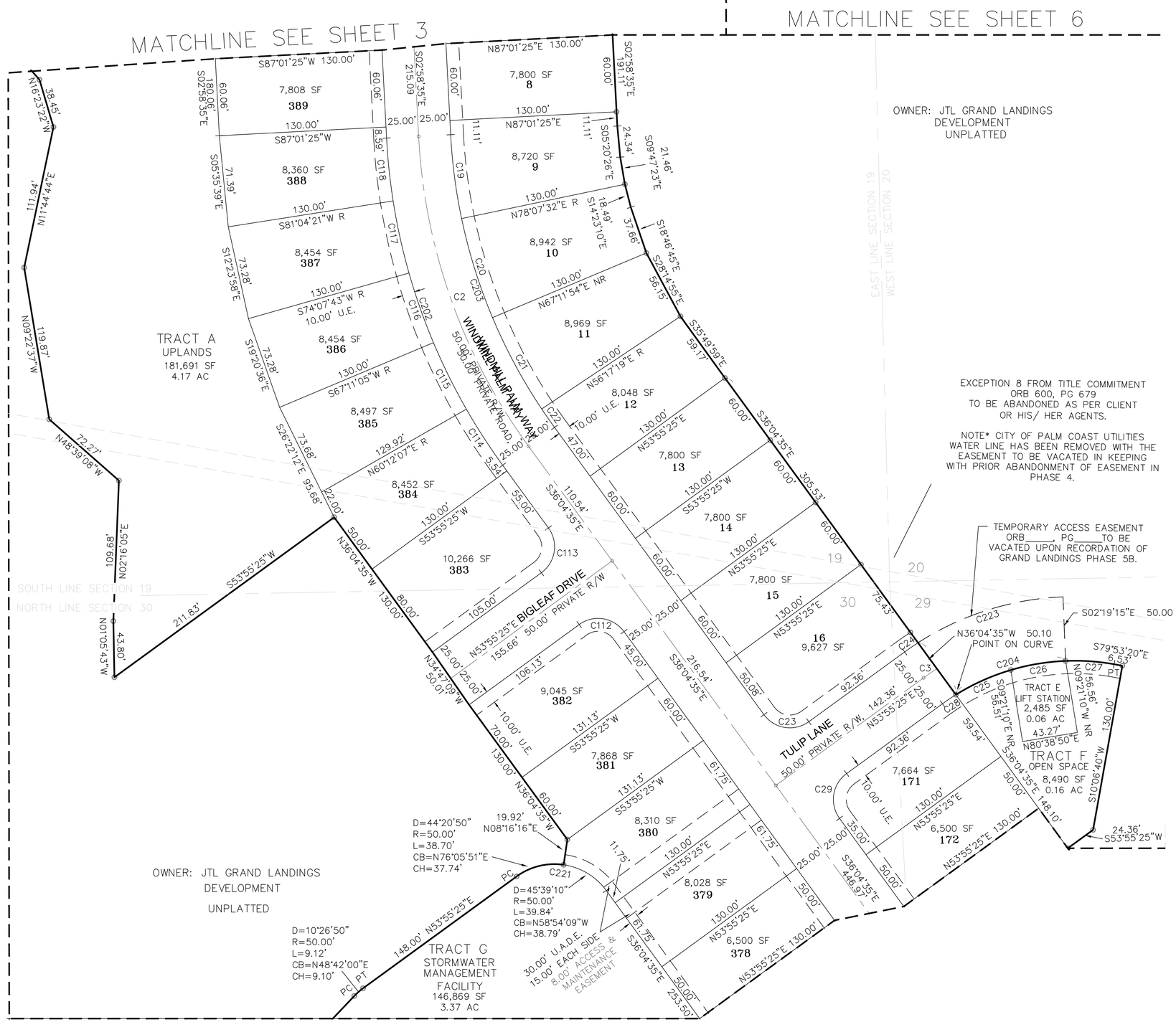
GRAND LANDINGS PHASE 5A

BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

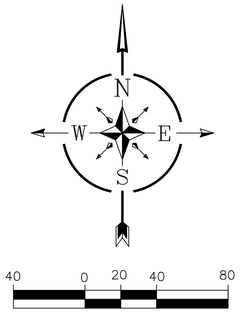
PLAT BOOK _____ PAGE _____

SHEET 5 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)



(SEE SHEET 1 FOR GENERAL NOTES)



GRAPHIC SCALE
1 INCH = 40 FT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	259.97'	450.00'	33°06'00"	S19°31'35"E	256.37'
C3	12.64'	200.00'	3°37'21"	S55°44'06"W	12.64'
C19	66.00'	425.00'	8°53'53"	S07°25'31"E	65.94'
C20	80.99'	425.00'	10°55'06"	S17°20'01"E	80.87'
C21	80.99'	425.00'	10°55'06"	S28°15'07"E	80.87'
C22	17.54'	425.00'	2°21'54"	S34°53'38"E	17.54'
C23	39.27'	25.00'	90°00'00"	S81°04'35"E	35.36'
C24	12.64'	225.00'	3°13'10"	S55°32'01"W	12.64'
C25	47.07'	175.00'	15°24'43"	S65°46'14"W	46.93'
C26	43.38'	175.00'	14°12'10"	S80°34'40"W	43.27'
C27	37.97'	175.00'	12°25'54"	N86°06'17"W	37.90'
C28	12.65'	175.00'	4°08'27"	S55°59'39"W	12.64'
C29	39.27'	25.00'	90°00'00"	S08°55'25"W	35.36'
C112	39.27'	25.00'	90°00'00"	N81°04'35"W	35.36'
C113	39.27'	25.00'	90°00'00"	N08°55'25"E	35.36'
C114	52.05'	475.00'	6°16'42"	S32°56'14"E	52.02'
C115	57.89'	475.00'	6°58'58"	S26°18'24"E	57.85'
C116	57.57'	475.00'	6°56'38"	S19°20'36"E	57.53'
C117	57.57'	475.00'	6°56'38"	S12°23'58"E	57.53'
C118	49.34'	475.00'	5°57'05"	S05°57'07"E	49.32'
C202	274.41'	475.00'	33°05'59"	S19°31'35"E	270.61'
C203	245.53'	425.00'	33°05'59"	S19°31'35"E	242.13'
C204	90.45'	175.00'	029°36'53"	S72°52'19"W	89.45'
C221	78.54'	50.00'	090°00'00"	N81°04'35"W	70.71'
C223	119.91'	225.00	030°32'09"	S72°24'41"W	118.50'

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PREPARED BY:
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PHONE (904) 703-8799
LICENSED BUSINESS #7800

SCALE: 1"=40' , DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

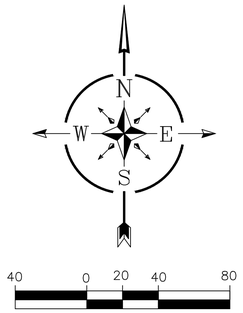
GRAND LANDINGS PHASE 5A

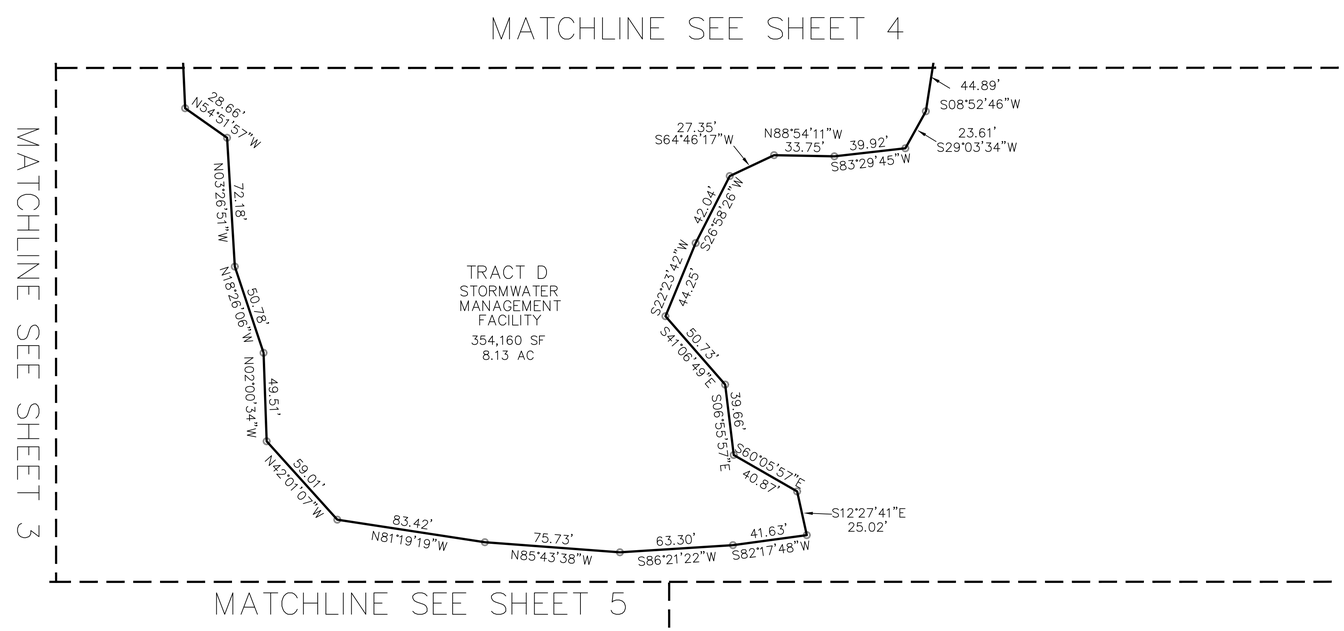
BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 6 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)





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SCALE: 1"=40' , DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

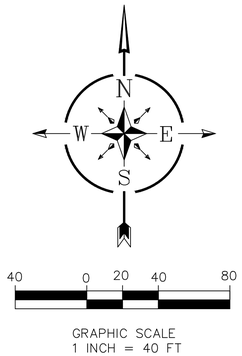
GRAND LANDINGS PHASE 5A

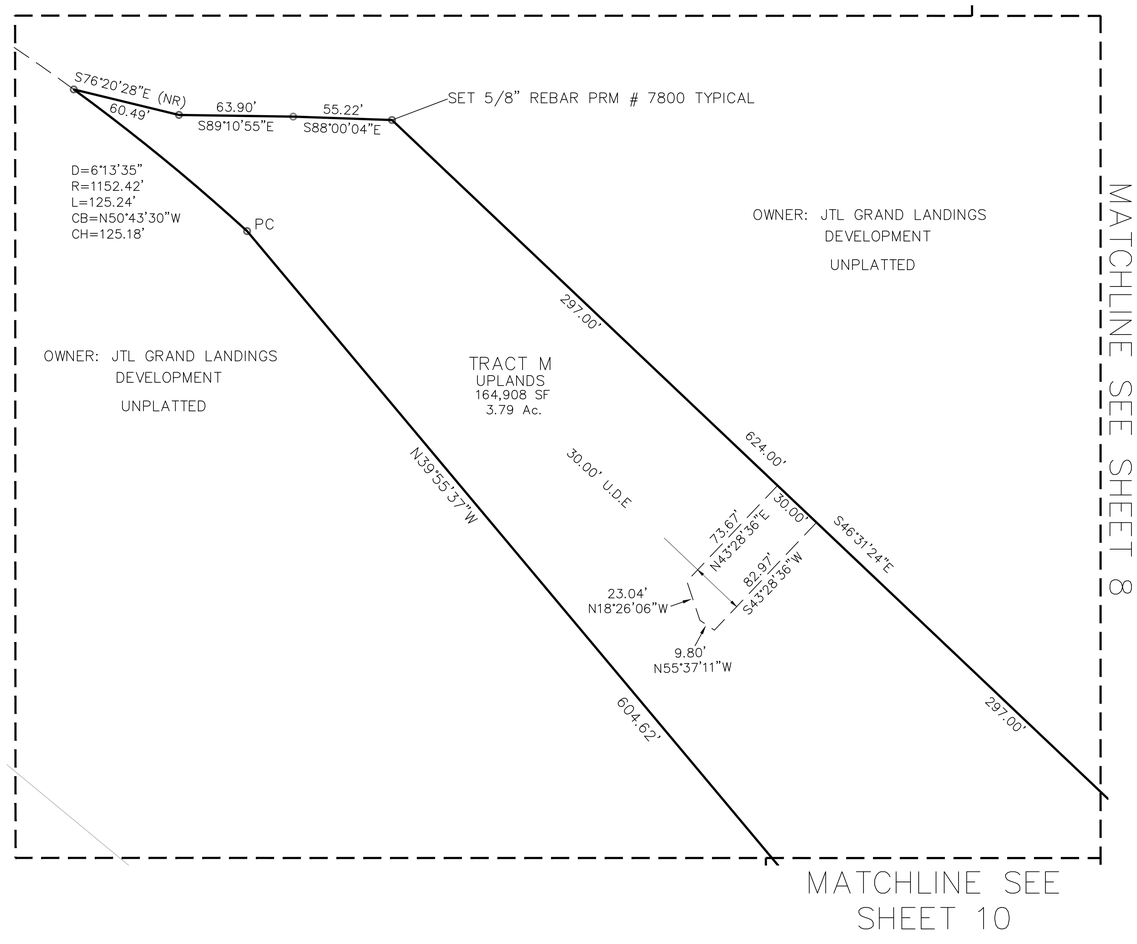
BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____

SHEET 7 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)





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SCALE: 1"=40', DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

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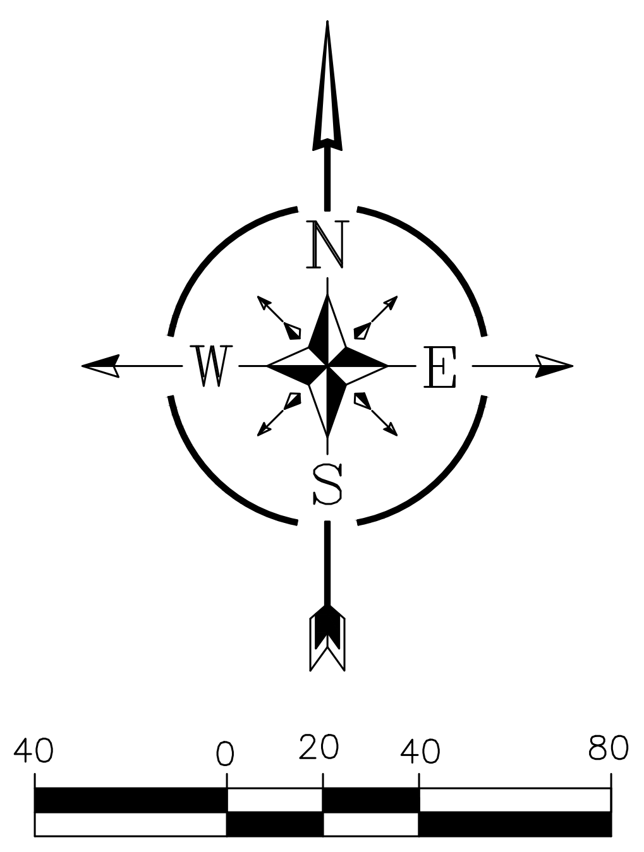
BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____

SHEET 8 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)



GRAPHIC SCALE
1 INCH = 40 FT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	16.44'	100.00'	9°25'07"	S58°37'59"W	16.42'
C6	139.35'	300.00'	26°36'50"	N22°46'09"W	138.10'
C10	44.97'	150.00'	17°10'42"	N36°26'01"W	44.80'
C11	48.12'	150.00'	18°22'56"	N18°39'12"W	47.92'
C30	36.92'	25.00'	84°36'28"	S78°22'49"E	33.65'
C31	46.41'	25.00'	106°22'29"	S17°06'40"W	40.03'
C39	39.27'	25.00'	90°00'00"	N81°04'35"W	35.36'
C40	39.27'	25.00'	90°00'00"	N08°55'25"E	35.36'
C41	38.69'	25.00'	88°40'13"	S09°35'19"W	34.94'
C42	40.08'	25.00'	91°51'42"	N80°08'44"W	35.93'
C43	88.68'	325.00'	15°38'02"	N26°55'47"W	88.41'
C44	53.73'	325.00'	9°28'21"	N14°22'36"W	53.67'
C45	1.01'	325.00'	0°10'41"	N09°33'05"W	1.01'
C46	86.98'	275.00'	18°07'21"	N25°09'12"W	86.62'
C47	31.82'	275.00'	6°37'47"	N12°46'38"W	31.80'
C61	17.33'	175.00'	5°40'28"	N12°17'58"W	17.32'
C62	30.13'	25.00'	69°03'38"	S19°23'37"W	28.34'
C63	34.71'	25.00'	79°33'10"	S86°18'00"E	31.99'
C64	54.06'	155.00'	19°59'03"	N26°05'03"W	53.79'
C65	17.94'	155.00'	6°37'47"	N12°46'38"W	17.93'
C74	55.31'	50.00'	63°23'10"	S22°13'51"W	52.54'
C75	3.25'	50.00'	3°43'15"	S55°47'03"W	3.25'
C76	29.85'	50.00'	34°12'34"	S74°44'57"W	29.41'
C77	45.44'	50.00'	52°04'11"	N62°06'40"W	43.89'
C78	49.63'	255.00'	11°09'08"	S41°39'09"E	49.56'
C79	37.99'	255.00'	8°32'06"	S51°29'46"E	37.95'
C123	22.05'	50.00'	25°15'58"	N66°33'24"E	21.87'
C124	13.40'	50.00'	15°21'38"	N46°14'36"E	13.36'
C125	44.56'	50.00'	51°03'40"	N13°01'57"E	43.10'
C126	20.58'	50.00'	23°34'42"	N24°17'14"W	20.43'
C207	118.80'	275.00'	24°45'09"	S21°50'19"E	117.88'
C208	143.41'	325.00'	25°16'58"	S22°06'19"E	142.25'
C212	78.54'	50.00'	90°00'00"	S81°04'35"E	70.71'
C213	87.62'	255.00'	19°41'15"	S45°55'12"E	87.19'
C222	78.54'	50.00'	090°00'00"	N08°55'25"E	70.71'

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PREPARED BY:

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COMPUTER FILE NAME: GRAND LANDINGS-PH5

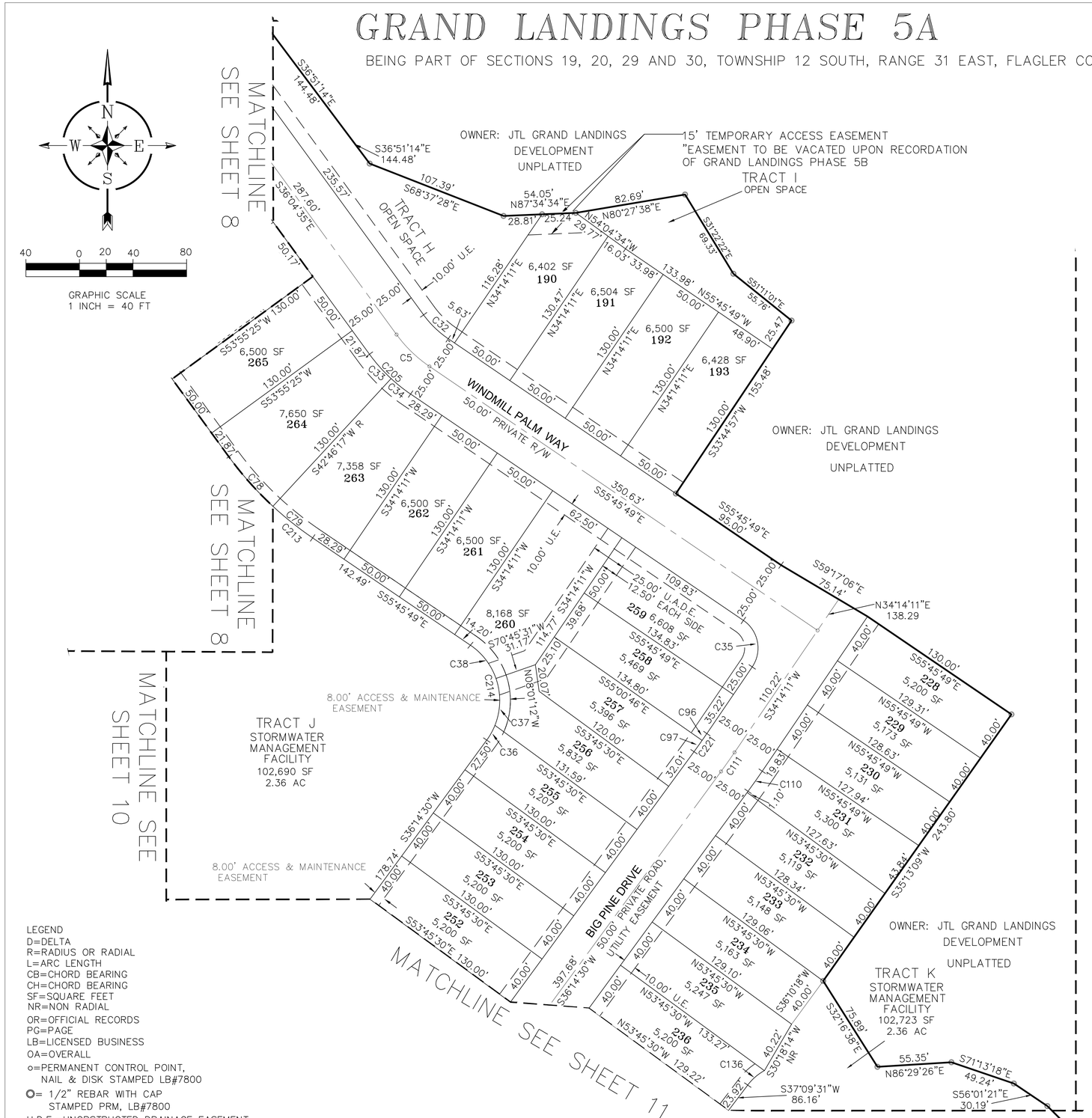
GRAND LANDINGS PHASE 5A

BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____

SHEET 9 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C5	34.36'	100.00'	19°41'15"	S45°55'12"E	34.19'
C32	25.77'	75.00'	19°41'15"	S45°55'12"E	25.64'
C33	24.33'	125.00'	11°09'08"	S41°39'09"E	24.29'
C34	18.62'	125.00'	8°32'06"	S51°29'46"E	18.60'
C35	39.27'	25.00'	90°00'00"	N10°45'49"W	35.36'
C36	12.64'	50.00'	14°28'53"	N29°00'04"E	12.60'
C37	35.78'	50.00'	41°00'06"	N01°15'34"E	35.02'
C38	31.87'	50.00'	36°31'20"	N37°30'09"W	31.33'
C66	8.84'	40.00'	12°39'22"	N42°34'11"E	8.82'
C67	26.85'	40.00'	38°27'21"	N68°07'32"E	26.35'
C68	32.37'	73.55'	25°12'58"	S74°44'43"W	32.11'
C69	41.79'	73.55'	32°33'00"	S45°51'44"W	41.23'
C70	6.86'	40.00'	9°49'59"	N34°30'14"E	6.86'
C71	41.10'	40.00'	58°52'26"	N68°51'26"E	39.32'
C72	47.39'	40.00'	67°52'53"	S47°45'55"E	44.67'
C73	3.04'	40.00'	4°21'38"	S11°38'40"E	3.04'
C74	55.31'	50.00'	63°23'10"	S22°13'51"W	52.54'
C75	3.25'	50.00'	3°43'15"	S55°47'03"W	3.25'
C76	29.85'	50.00'	34°12'34"	S74°44'57"W	29.41'
C77	45.44'	50.00'	52°04'11"	N62°06'40"W	43.89'
C78	49.63'	255.00'	11°09'08"	S41°39'09"E	49.56'
C79	37.99'	255.00'	8°32'06"	S51°29'46"E	37.95'
C96	6.23'	475.00'	0°45'04"	N34°36'43"E	6.23'
C97	10.40'	475.00'	1°15'16"	N35°36'52"E	10.40'
C110	18.37'	525.00'	2°00'19"	N35°14'20"E	18.37'
C111	17.50'	500.00'	2°00'19"	N35°14'20"E	17.50'
C205	42.95'	125.00'	19°41'15"	S45°55'12"E	42.74'
C212	78.54'	50.00'	90°00'00"	S81°04'35"E	70.71'
C213	87.62'	255.00'	19°41'15"	S45°55'12"E	87.19'
C214	80.29'	50.00'	92°00'19"	S09°45'40"E	71.94'
C215	35.68'	40.00'	51°06'42"	S61°47'51"W	34.51'
C216	74.16'	73.55'	57°46'11"	S58°28'14"W	71.06'
C217	98.40'	40.00'	140°57'04"	N79°56'-22"W	75.40'
C221	16.62'	475.00'	002°00'19"	N35°14'20"E	16.62'

LEGEND
D=DELTA
R=RADIUS OR RADIAL
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CB=CHORD BEARING
CH=CHORD BEARING
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NR=NON RADIAL
OR=OFFICIAL RECORDS
PG=PAGE
LB=LICENSED BUSINESS
OA=OVERALL
o=PERMANENT CONTROL POINT, NAIL & DISK STAMPED LB#7800
O= 1/2" REBAR WITH CAP STAMPED PRM, LB#7800
U.D.E.=UNOBSTRUCTED DRAINAGE EASEMENT
U.A.D.E.=UNOBSTRUCTED ACCESS AND DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT

PREPARED BY:
B.H. AND ASSOCIATES
P.O. BOX 57
GEORGETOWN, FLORIDA 32139
PHONE (904) 703-8799
LICENSED BUSINESS #7800

SCALE: 1"=40' , DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

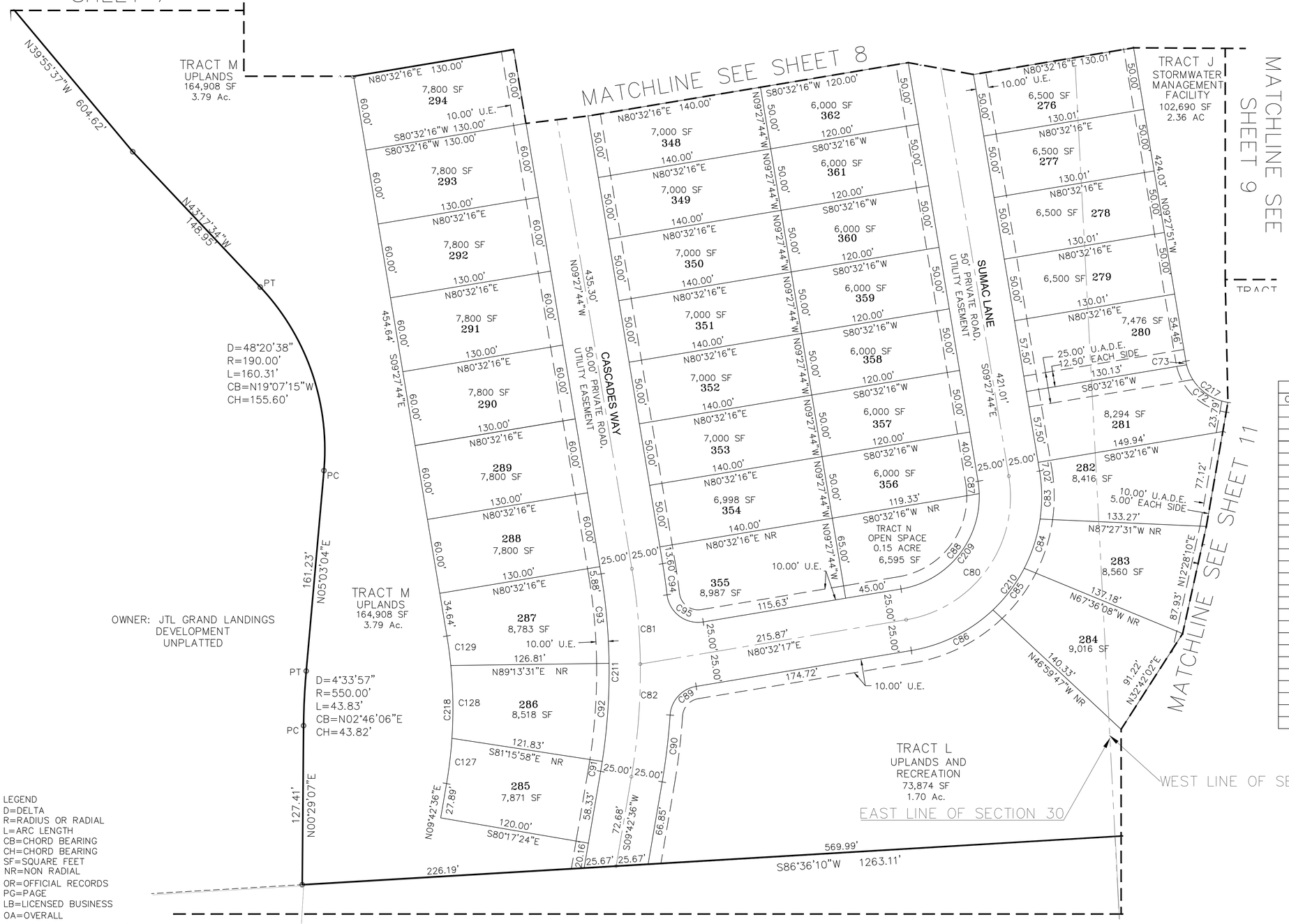
GRAND LANDINGS PHASE 5A

BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____

SHEET 10 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C71	41.10'	40.00'	58°52'26"	N68°51'26"E	39.32'
C72	47.39'	40.00'	67°52'53"	S47°45'55"E	44.67'
C73	3.04'	40.00'	4°21'38"	S11°38'40"E	3.04'
C80	157.08'	100.00'	90°00'02"	N35°32'16"E	141.42'
C81	76.70'	500.00'	8°47'22"	N05°04'03"W	76.63'
C82	90.61'	500.00'	10°22'58"	N04°31'07"E	90.48'
C83	38.65'	125.00'	17°43'01"	N00°36'14"W	38.50'
C84	41.67'	125.00'	19°06'07"	N17°48'21"E	41.48'
C85	41.89'	125.00'	19°12'07"	N36°57'28"E	41.70'
C86	74.13'	125.00'	33°58'46"	N63°32'54"E	73.05'
C87	10.03'	75.00'	7°39'47"	N05°37'51"W	10.02'
C88	107.78'	75.00'	82°20'14"	N39°22'10"E	98.74'
C89	33.47'	25.00'	76°42'49"	S42°10'53"W	31.03'
C90	53.93'	525.00'	5°53'09"	N06°46'02"E	53.91'
C91	8.09'	475.00'	0°58'35"	N09°13'19"E	8.09'
C92	78.83'	475.00'	9°30'31"	N03°58'47"E	78.74'
C93	72.02'	475.00'	8°41'16"	N05°07'07"W	71.95'
C94	25.21'	525.00'	2°45'06"	N08°05'11"W	25.21'
C95	40.47'	25.00'	92°45'04"	S53°05'11"E	36.19'
C127	36.53'	355.00'	5°53'46"	N06°45'44"E	36.52'
C128	58.41'	355.00'	9°25'37"	N00°53'58"W	58.34'
C129	23.85'	355.00'	3°50'58"	N07°32'15"W	23.85'
C209	117.81'	75.00'	90°00'02"	S35°32'16"W	106.07'
C210	195.35'	125.00'	90°00'02"	S35°32'16"W	176.78'
C211	158.20'	475.00'	19°10'17"	S00°07'28"W	158.20'
C217	98.40'	40.00'	140°57'04"	N79°56'22"W	75.40'
C218	118.79'	355.00'	19°10'21"	N00°07'26"E	118.24'

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LICENSED BUSINESS #7800

SCALE: 1"=40' DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

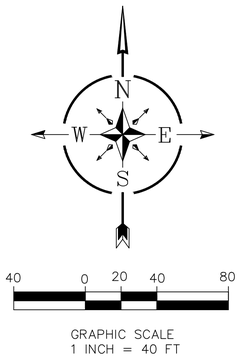
GRAND LANDINGS PHASE 5A

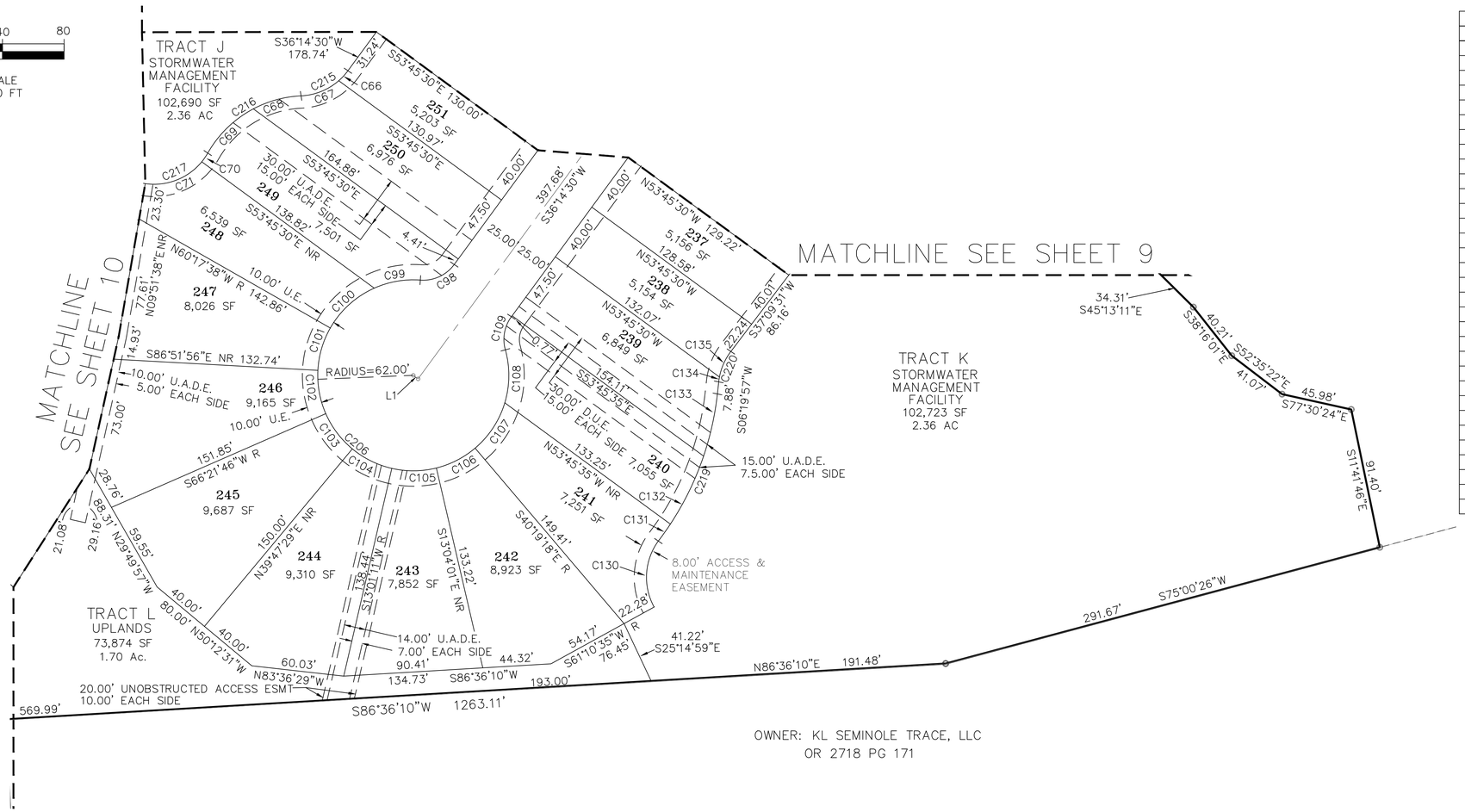
BEING PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 11 OF 11 SHEETS

(SEE SHEET 1 FOR GENERAL NOTES)





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C66	8.84'	40.00'	12°39'22"	N42°34'11"E	8.82'
C67	26.85'	40.00'	38°27'21"	N68°07'32"E	26.35'
C68	32.37'	73.55'	25°12'58"	S74°44'43"W	32.11'
C69	41.79'	73.55'	32°33'00"	S45°51'44"W	41.23'
C70	6.86'	40.00'	9°49'59"	N34°30'14"E	6.86'
C71	41.10'	40.00'	58°52'26"	N68°51'26"E	39.32'
C72	47.39'	40.00'	67°52'53"	S47°45'55"E	44.67'
C98	25.30'	25.00'	57°58'34"	N65°13'47"E	24.23'
C99	30.65'	62.00'	28°19'17"	S80°03'25"W	30.34'
C100	39.16'	62.00'	36°11'25"	S47°48'04"W	38.51'
C101	28.92'	62.00'	26°43'42"	S16°20'31"W	28.66'
C102	28.80'	62.00'	26°36'54"	S10°19'47"E	28.54'
C103	28.92'	62.00'	26°43'42"	S37°00'04"E	28.66'
C104	28.80'	62.00'	26°36'54"	S63°40'22"E	28.54'
C105	29.22'	62.00'	27°00'04"	N89°31'09"E	28.95'
C106	28.50'	62.00'	26°20'25"	N62°50'55"E	28.25'
C107	35.68'	62.00'	32°58'26"	N33°11'29"E	35.19'
C108	34.85'	62.00'	32°12'31"	N00°36'01"E	34.40'
C109	22.58'	25.00'	51°44'45"	S10°22'08"W	21.82'
C130	46.09'	40.00'	66°00'51"	S04°11'00"W	43.58'
C131	12.73'	192.00'	3°47'54"	N35°17'29"E	12.73'
C132	49.26'	192.00'	14°42'05"	N26°02'30"E	49.13'
C133	41.41'	192.00'	12°21'31"	N12°30'42"E	41.33'
C134	3.19'	40.00'	4°34'11"	S08°37'02"W	3.19'
C135	18.33'	40.00'	26°15'23"	S24°01'50"W	18.17'
C136	16.62'	40.00'	23°48'13"	S49°03'38"W	16.50'
C206	313.51'	62.00'	289°43'19"	S50°38'35"E	71.37'
C215	35.68'	40.00'	51°06'42"	S61°47'51"W	34.51'
C216	74.16'	73.55'	57°46'11"	S58°28'14"W	71.06'
C217	98.40'	40.00'	140°57'04"	N79°56'22"W	75.40'
C219	104.18'	192.00'	31°05'19"	N21°52'06"E	102.91'
C220	21.52'	40.00'	30°49'35"	N21°44'44"E	21.26'

Line Table		
Line #	Length	Direction
L1	3.87	S53°45'30"E

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LICENSED BUSINESS #7800

SCALE: 1"=40' DATE 01-10-2025

COMPUTER FILE NAME: GRAND LANDINGS-PH5

SECTION IX

SECTION C

SECTION 1

Landings
Community Development District

Summary of Check Register

August 01, 2025 through March 31, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	8/22/25	64-66	$	4,800.62
	9/8/25	67-68	$	4,418.41
	10/7/25	69-72	$	21,210.47
	10/21/25	73-76	$	9,809.32
	10/30/25	77	$	9,951.62
	12/1/25	78	$	4,438.75
	12/8/25	79	$	192,197.60
	12/22/25	80-81	$	4,924.14
	1/28/26	82	$	4,433.34
	2/9/26	83-84	$	356,140.28
	2/23/26	85-86	$	4,591.84
	3/27/26	87-88	$	4,896.71
		Total Amount	$	621,813.10

*** CHECK DATES 08/01/2025 - 03/31/2026 ***
LANDINGS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/22/25	00005	7/09/25	7387	202506	310-51300-31500		*	262.50		
			JUN GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			262.50	000064
8/22/25	00011	6/11/25	00071978	202506	310-51300-48000		*	28.22		
			NTC OF MEETING 6/24/25							
						GANNETT MEDIA CORP			28.22	000065
8/22/25	00001	7/01/25	39	202507	310-51300-34000		*	3,541.67		
			JUL MANAGEMENT FEES							
		7/01/25	39	202507	310-51300-35200		*	105.00		
			JUL WEBSITE ADMIN							
		7/01/25	39	202507	310-51300-35100		*	157.50		
			JUL INFO TECH							
		7/01/25	39	202507	310-51300-31300		*	416.67		
			JUL DISSEM AGENT SERVICES							
		7/01/25	39	202507	310-51300-51000		*	20.12		
			OFFICE SUPPLIES							
		7/01/25	39	202507	310-51300-42000		*	148.64		
			POSTAGE							
		7/01/25	39	202507	310-51300-42500		*	120.30		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES			4,509.90	000066
9/08/25	00005	8/07/25	7775	202507	310-51300-31500		*	75.00		
			JUL GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			75.00	000067
9/08/25	00001	8/01/25	40	202508	310-51300-34000		*	3,541.67		
			AUG MANAGEMENT FEES							
		8/01/25	40	202508	310-51300-35200		*	105.00		
			AUG WEBSITE ADMIN							
		8/01/25	40	202508	310-51300-35100		*	157.50		
			AUG INFO TECH							
		8/01/25	40	202508	310-51300-31300		*	500.00		
			AUG DISSEM AGEENT SERVICE							
		8/01/25	40	202508	310-51300-51000		*	.09		
			OFFICE SUPPLIES							
		8/01/25	40	202508	310-51300-42000		*	39.15		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			4,343.41	000068
10/07/25	00005	8/31/25	8387	202508	310-51300-31500		*	425.00		
			AUG GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			425.00	000069

*** CHECK DATES 08/01/2025 - 03/31/2026 *** LANDINGS-GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/07/25	00004	8/25/25	28925	202508	300-15500-10000		*	5,732.00		
			FY26 - INSURANCE POLICY							
						EGIS INSURANCE & RISK ADVISORS			5,732.00	000070
10/07/25	00009	9/25/25	GL-0001	202509	310-51300-31100		*	14,718.43		
			PRO SRVCS THRU 9/25/25							
						ENGLAND-THIMS & MILLER, INC.			14,718.43	000071
10/07/25	00011	7/31/25	00072509	202508	310-51300-48000		*	335.04		
			NTC OF MEETING 8/15/25							
						GANNETT MEDIA CORP			335.04	000072
10/21/25	00005	10/15/25	8809	202509	310-51300-31500		*	340.00		
			SEP GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			340.00	000073
10/21/25	00011	9/30/25	00073515	202509	310-51300-48000		*	344.70		
			NTC OF FY26 MEETINGS							
						GANNETT MEDIA CORP			344.70	000074
10/21/25	00001	9/01/25	41	202509	310-51300-34000		*	3,541.67		
			SEP MANAGEMENT FEES							
		9/01/25	41	202509	310-51300-35200		*	105.00		
			SEP WEBSITE ADMIN							
		9/01/25	41	202509	310-51300-35100		*	157.50		
			SEP INFO TECH							
		9/01/25	41	202509	310-51300-31300		*	500.00		
			SEP DISSEM AGENT SERVICES							
		9/01/25	41	202509	310-51300-51000		*	20.06		
			OFFICE SUPPLIES							
		9/01/25	41	202509	310-51300-42000		*	1.49		
			POSTAGE							
		9/01/25	41	202509	310-51300-42500		*	298.65		
			COPIES							
		9/01/25	41	202509	310-51300-49000		*	254.00		
			HILTON MEETING ROOM							
						GOVERNMENTAL MANAGEMENT SERVICES			4,878.37	000075
10/21/25	00012	7/25/25	7833806	202507	310-51300-32300		*	1,061.56		
			SRS 24 TRUSTEE FEES FY25							
		7/25/25	7833806	202507	300-15500-10000		*	3,184.69		
			SRS 24 TRUSTEE FEES FY26							
						U.S. BANK			4,246.25	000076
10/30/25	00001	9/15/25	42	202509	310-51300-31700		*	5,408.00		
			FY26 ASSESSMENT ROLL CERT							

*** CHECK DATES 08/01/2025 - 03/31/2026 *** LANDINGS-GENERAL FUND
BANK A GENERAL FUND

```
  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS            AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 10/01/25 44       202510 310-51300-34000                                    *            3,647.92
                           OCT 25 MANAGEMENT FEES
                 10/01/25 44       202510 310-51300-35200                                    *              108.17
                           OCT 25 WEBSITE ADMIN
                 10/01/25 44       202510 310-51300-35100                                    *              162.25
                           OCT 25 INFO TECH
                 10/01/25 44       202510 310-51300-31300                                    *              515.00
                           OCT 25 DISSEM AGENT SRVCS
                 10/01/25 44       202510 310-51300-51000                                    *                 .24
                           OFFICE SUPPLIES
                 10/01/25 44       202510 310-51300-42000                                    *              110.04
                           POSTAGE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                  9,951.62 000077
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/01/25 00001  11/01/25 45       202511 310-51300-34000                                    *            3,647.92
                           NOV25 MANAGEMENT FEES
                 11/01/25 45       202511 310-51300-35200                                    *              108.17
                           NOV25 WEBSITE ADMIN
                 11/01/25 45       202511 310-51300-35100                                    *              162.25
                           NOV25 INFO TECH
                 11/01/25 45       202511 310-51300-31300                                    *              515.00
                           NOV25 DISSEM AGENT SRVCS
                 11/01/25 45       202511 310-51300-51000                                    *                 .21
                           OFFICE SUPPLIES
                 11/01/25 45       202511 310-51300-42000                                    *                5.20
                           POSTAGE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                  4,438.75 000078
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/08/25 00013  11/26/25 11262025 202512 300-20700-10000                                    *           33,113.70
                           11.26 FY26 ASSESSMENTS
                 12/01/25 12012025 202512 300-20700-10000                                    *          159,083.90
                           12.01 DIRECT ASSESSMENT
                                                     LANDINGS CDD                                                    192,197.60 000079
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/22/25 00005  12/09/25 9510     202510 310-51300-31500                                    *              472.75
                           OCT GENERAL COUNSEL
                                                     CHIUMENTO LAW PLLC                                                 472.75 000080
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
12/22/25 00001  12/01/25 46       202512 310-51300-34000                                    *            3,647.92
                           DEC25 MANAGEMENT FEES
                 12/01/25 46       202512 310-51300-35200                                    *              108.17
                           DEC25 WEBSITE ADMIN
                 12/01/25 46       202512 310-51300-35100                                    *              162.25
                           DEC25 INFO TECH
                 12/01/25 46       202512 310-51300-31300                                    *              515.00
                           DEC25 DISSEM AGENT SRVCS
```

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		12/01/25	46	202512	310-51300-42000		*	18.05		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			4,451.39	000081
1/28/26	00001	1/01/26	47	202601	310-51300-34000		*	3,647.92		
			JAN26 MANAGEMENT FEES							
		1/01/26	47	202601	310-51300-35200		*	108.17		
			JAN26 WEBSITE ADMIN							
		1/01/26	47	202601	310-51300-35100		*	162.25		
			JAN26 INFO TECH							
		1/01/26	47	202601	310-51300-31300		*	515.00		
			JAN26 DISSEM AGENT SRVCS							
						GOVERNMENTAL MANAGEMENT SERVICES			4,433.34	000082
2/09/26	00013	12/15/25	12152025	202502	300-20700-10000		*	139,840.28		
			12.15 FY26 ASSESSMENTS							
						LANDINGS CDD			139,840.28	000083
2/09/26	00014	12/01/25	12012025	202602	300-20700-10000		*	216,300.00		
			12.01 DIR ASSESSMENT KL							
						LANDINGS CDD			216,300.00	000084
2/23/26	00005	2/10/26	10262	202601	310-51300-31500		*	158.50		
			JAN GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			158.50	000085
2/23/26	00001	2/01/26	48	202602	310-51300-34000		*	3,647.92		
			FEB26 MANAGEMENT FEES							
		2/01/26	48	202602	310-51300-35200		*	108.17		
			FEB26 WEBSITE ADMIN							
		2/01/26	48	202602	310-51300-35100		*	162.25		
			FEB26 INFO TECH							
		2/01/26	48	202602	310-51300-31300		*	515.00		
			FEB26 DISSEM AGENT SRVCS							
						GOVERNMENTAL MANAGEMENT SERVICES			4,433.34	000086
3/27/26	00005	3/06/26	10610	202602	310-51300-31500		*	410.00		
			FEB GENERAL COUNSEL							
						CHIUMENTO LAW PLLC			410.00	000087
3/27/26	00001	3/01/26	49	202603	310-51300-34000		*	3,647.92		
			MAR26 MANAGEMENT FEES							
		3/01/26	49	202603	310-51300-35200		*	108.17		
			MAR26 WEBSITE ADMIN							
		3/01/26	49	202603	310-51300-35100		*	162.25		
			MAR26 INFO TECH							

```
  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME            STATUS            AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 3/01/26 49       202603 310-51300-31300                                    *             515.00
                          MAR26 DISSEM AGENT SRVCS
                 3/01/26 49       202603 310-51300-51000                                    *                .03
                          OFFICE SUPPLIES
                 3/01/26 49       202603 310-51300-42000                                    *              53.34
                          POSTAGE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                4,486.71 000088
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                                                                        TOTAL FOR BANK A                621,813.10

                                                                        TOTAL FOR REGISTER              621,813.10
```

SECTION 2

Landings

Community Development District

Unaudited Financial Reporting

November 30, 2025

Table of Contents

Landings

Community Development District

Combined Balance Sheet

November 30, 2025

	General Fund	*Debt Service Funds*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 220,083	$ -	$ -	$ 220,083
Due from Developer	$ -	$ -	$ -	$ -
Due from General Fund	$ -	$ 159,084	$ -	$ 159,084
Prepaid Expenses	$ -	$ -	$ -	$ -
Investments:				
Series 2024				
Reserve	$ -	$ 490,975	$ -	$ 490,975
Revenue	$ -	$ 22,824	$ -	$ 22,824
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 6,915	$ 6,915
Cost of Issuance	$ -	$ -	$ -	$ -
Series 2025				
Reserve	$ -	$ 432,600	$ -	$ 432,600
Revenue	$ -	$ 1,768	$ -	$ 1,768
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 1,462	$ 1,462
Cost of Issuance	$ -	$ -	$ 2,213	$ 2,213
Total Assets	**$ 220,083**	**$ 1,107,251**	**$ 10,590**	**$ 1,337,924**
Liabilities:				
Accounts Payable	$ 4,439	$ -	$ -	$ 4,439
Due to Debt Service	$ 159,084	$ -	$ -	$ 159,084
Due to Capital	$ -	$ -	$ -	$ -
FICA Payable	$ -	$ -	$ -	$ -
Total Liabilites	**$ 163,523**	**$ -**	**$ -**	**$ 163,523**
Fund Balance:				
Unassigned	$ 56,560	$ -	$ -	$ 56,560
Restricted for Debt Service				
Series 2024	$ -	$ 672,883	$ -	$ 672,883
Series 2025	$ -	$ 434,368	$ -	$ 434,368
Restricted for Capital Projects				
Series 2024	$ -	$ -	$ 6,915	$ 6,915
Series 2025	$ -	$ -	$ 3,676	$ 3,676
Total Fund Balances	**$ 56,560**	**$ 1,107,251**	**$ 10,590**	**$ 1,174,401**
Total Liabilities & Fund Balance	$ 220,083	$ 1,107,251	$ 10,590	$ 1,337,924

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Developer Contributions	$ -	$ -	$ -	$ -
Assessments Direct-Administrative	$ 75,320	$ 19,011	$ 19,011	$ -
Assessments Tax Collector-North Tract	$ 51,439	$ -	$ -	$ -
Assessments Direct-North Tract	$ 93,578	$ 46,789	$ 46,789	$ -
Total Revenues	**$ 220,337**	**$ 65,801**	**$ 65,801**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ -	$ 2,000
FICA Expenses	$ 918	$ 153	$ -	$ 153
Engineering	$ 15,000	$ 2,500	$ -	$ 2,500
Attorney	$ 25,000	$ 4,167	$ -	$ 4,167
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408
Annual Audit	$ 6,000	$ 6,000	$ -	$ 6,000
Arbitrage	$ 900	$ 150	$ -	$ 150
Dissemination	$ 6,180	$ 1,030	$ 1,030	$ -
Trustee Fees	$ 8,040	$ 1,340	$ 3,185	$ (1,845)
Management Fees	$ 43,775	$ 7,296	$ 7,296	$ (0)
Information Technology	$ 1,947	$ 325	$ 325	$ -
Website Maintenance	$ 1,298	$ 216	$ 216	$ (0)
Telephone	$ 300	$ 50	$ -	$ 50
Postage & Delivery	$ 1,000	$ 167	$ 115	$ 51
Insurance	$ 6,613	$ 6,613	$ 5,732	$ 881
Copies	$ 500	$ 83	$ -	$ 83
Legal Advertising	$ 10,000	$ 1,667	$ -	$ 1,667
Contingencies	$ 2,500	$ 417	$ 87	$ 330
Office Supplies	$ 625	$ 104	$ 0	$ 104
Travel Per Diem	$ 660	$ 110	$ -	$ 110
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 148,837**	**$ 39,969**	**$ 18,161**	**$ 21,808**
Operations and Maintenance:				
Field Management	$ 7,500	$ 1,250	$ -	$ 1,250
Landscape Maintenance	$ 50,000	$ 8,333	$ -	$ 8,333
Irrigation Repairs		$ -	$ -	$ -
Lake Maintenance	$ 10,000	$ 1,667	$ -	$ 1,667
Electric	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -
Contingency	$ 4,000	$ 667	$ -	$ 667

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Total Operations & Maintenance:	**$ 71,500**	**$ 11,917**	**$ -**	**$ 11,917**
Total Expenditures:	**$ 220,337**	**$ 51,886**	**$ 18,161**	**$ 14,250**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 47,639	
Fund Balance - Beginning	$ -		$ 8,921	
Fund Balance - Ending	$ -		$ 56,560	

Landings

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments Direct	$ 318,168	$ 159,084	$ 159,084	$ -
Assessments - Tax Collector North Tract	$ 172,807	$ -	$ -	$ -
Interest	$ 15,000	$ 2,500	$ 4,799	$ 2,299
Total Revenues	**$ 505,975**	**$ 161,584**	**$ 163,883**	**$ 2,299**
Expenditures:				
Series 2024				
Interest Expense 11/1	$ 197,388	$ 197,388	$ 197,388	$ -
Interest Expense 5/1	$ 197,388	$ -	$ -	$ -
Principal Expense 5/1	$ 95,000	$ -	$ -	$ -
Total Expenditures	**$ 489,776**	**$ 197,388**	**$ 197,388**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 16,199		$ (33,505)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 833	$ (3,318)	$ (4,152)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 833**	**$ (3,318)**	**$ (4,152)**
Net Change in Fund Balance	**$ 21,199**		**$ (36,823)**	
Fund Balance - Beginning	$ 245,166		$ 709,706	
Fund Balance - Ending	$ 271,365		$ 672,883	

Landings

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
Revenues:				
Assessments Direct - North Tract	$ 432,600	$ -	$ -	$ -
Interest	$ 15,000	$ 2,500	$ 3,748	$ 1,248
Total Revenues	**$ 447,600**	**$ 2,500**	**$ 3,748**	**$ 1,248**
Expenditures:				
Series 2025				
Interest Expense 11/1	$ 197,388	$ 197,388	$ 120,826	$ 76,562
Interest Expense 5/1	$ 197,388	$ -	$ -	$ -
Principal Expense 5/1	$ 95,000	$ -	$ -	$ -
Total Expenditures	**$ 489,776**	**$ 197,388**	**$ 120,826**	**$ 76,562**
Excess (Deficiency) of Revenues over Expenditures	$ (42,176)		$ (117,078)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 833	$ (2,924)	$ (3,757)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 833**	**$ (2,924)**	**$ (3,757)**
Net Change in Fund Balance	**$ (37,176)**		**$ (120,001)**	
Fund Balance - Beginning	$ 972		$ 554,369	
Fund Balance - Ending	$ (31,204)		$ 434,368	

Landings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2025

	Series 2024	Series 2025
Revenues:		
Interest	$ 29	$ 9,116
Total Revenues	**$ 29**	**$ 9,116**
Expenditures:		
Capital Outlay - Cost of Issuance	$ -	$ -
Capital Outlay	$ -	$ 2,328,409
Transfer Out	$ -	$ -
Total Expenditures	**$ -**	**$ 2,328,409**
Excess (Deficiency) of Revenues over Expenditures	$ 29	$ (2,319,293)
Other Financing Sources/(Uses):		
Bond Proceeds	$ -	$ -
Transfer In	$ 3,318	$ 2,924
Total Other Financing Sources/(Uses)	**$ 3,318**	**$ 2,924**
Net Change in Fund Balance	**$ 3,347**	**$ (2,316,370)**
Fund Balance - Beginning	$ 3,567	$ 2,320,045
Fund Balance - Ending	$ 6,915	$ 3,676

Landings

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments Direct-Administrative	$ 19,011	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,011
Assessments Tax Collector-North Tract	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessments Direct-North Tract	$ -	$ 46,789	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,789
Total Revenues	**$ 19,011**	**$ 46,789**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 65,801**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Roll Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 515	$ 515	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,030
Trustee Fees	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,185
Management Fees	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,296
Information Technology	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 325
Website Maintenance	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 216
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 110	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingencies	$ 44	$ 43	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 87
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative Expenditures	**$ 13,504**	**$ 4,657**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,161**
Operation and Maintenance													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance Expenditures:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures:	**$ 13,504**	**$ 4,657**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,161**
Excess (Deficiency) of Revenues over Expenditures	$ 5,507	$ 42,132	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 47,639

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**

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.8%, 6.0%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$432,600	
Reserve Fund Balance	$432,600	
Bonds Outstanding - 06/26/25		$6,085,000
Current Bonds Outstanding		**$6,085,000**

Landings

Community Development District

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 54,723.09	$ 183,837.04	$ 238,560.13
Net Assessments	$ 51,439.70	$ 172,806.82	$ 224,246.52

							23%	77%	100%	
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*General Fund*	*Debt Service Series 2024*	*Total*	
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -
	Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	

0%	Net Percentage Collected
$ 224,246.52	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

JTL Grand Landings Development LLC

2026-01			Net Assessments	$ 411,746.57	$ 93,578.77	$ 318,167.80
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
11/18/25	12/1/25	2173	$ 205,873.29	$ 205,873.28	$ 46,789.39	$ 159,083.90
	2/1/26		$ 102,936.64		$ 23,394.69	$ 79,541.95
	5/1/26		$ 102,936.64		$ 23,394.69	$ 79,541.95
			$ 411,746.57	$ 205,873.28	$ 93,578.77	$ 318,167.80

KL Seminole Trace LLC

2026-02			Net Assessments	$ 483,476.01	$ 50,876.01	$ 432,600.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2025 Debt Service
	12/1/25		$ 241,738.01		$ 25,438.01	$ 216,300.00
	2/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
	5/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
			$ 483,476.01	$ -	$ 50,876.01	$ 432,600.00

BRYNDOG PCP, LLC

2026-03			Net Assessments	$ 5,431.80	$ 5,431.80	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
	12/1/25		$ 2,715.90		$ 2,715.90	$ -
	2/1/26		$ 1,357.95		$ 1,357.95	$ -
	5/1/26		$ 1,357.95		$ 1,357.95	$ -
			$ 5,431.80	$ -	$ 5,431.80	$ -

KL Seminole Trace LLC

2026-04			Net Assessments	$ 19,011.31	$ 19,011.31	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
10/27/25	12/1/25	44293	$ 9,505.65	$ 9,505.65	$ 9,505.65	$ -
10/27/25	2/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
10/27/25	5/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
			$ 19,011.31	$ 19,011.31	$ 19,011.31	$ -

Landings

Community Development District

Unaudited Financial Reporting

December 31, 2025

Table of Contents

Landings

Community Development District

Combined Balance Sheet

December 31, 2025

	General Fund	*Debt Service Funds*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 64,166	$ -	$ -	$ 64,166
Due from Developer	$ -	$ -	$ -	$ -
Due from General Fund	$ -	$ -	$ -	$ -
Prepaid Expenses	$ -	$ -	$ -	$ -
Investments:				
Series 2024				
Reserve	$ -	$ 490,975	$ -	$ 490,975
Revenue	$ -	$ 215,132	$ -	$ 215,132
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 8,447	$ 8,447
Cost of Issuance	$ -	$ -	$ -	$ -
Series 2025				
Reserve	$ -	$ 432,600	$ -	$ 432,600
Revenue	$ -	$ 1,798	$ -	$ 1,798
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 2,799	$ 2,799
Cost of Issuance	$ -	$ -	$ 2,220	$ 2,220
Total Assets	**$ 64,166**	**$ 1,140,505**	**$ 13,466**	**$ 1,218,137**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	$ -	$ -	$ -	$ -
Due to Capital	$ -	$ -	$ -	$ -
FICA Payable	$ -	$ -	$ -	$ -
Total Liabilites	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance:				
Unassigned	$ 64,166	$ -	$ -	$ 64,166
Restricted for Debt Service				
Series 2024	$ -	$ 706,107	$ -	$ 706,107
Series 2025	$ -	$ 434,398	$ -	$ 434,398
Restricted for Capital Projects				
Series 2024	$ -	$ -	$ 8,447	$ 8,447
Series 2025	$ -	$ -	$ 5,019	$ 5,019
Total Fund Balances	**$ 64,166**	**$ 1,140,505**	**$ 13,466**	**$ 1,218,137**
Total Liabilities & Fund Balance	$ 64,166	$ 1,140,505	$ 13,466	$ 1,218,137

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments Direct-Administrative	$ 75,320	$ 21,727	$ 21,727	$ -
Assessments Tax Collector-North Tract	$ 51,439	$ 9,857	$ 9,857	$ -
Assessments Direct-North Tract	$ 93,578	$ 46,789	$ 46,789	$ -
Total Revenues	**$ 220,337**	**$ 78,374**	**$ 78,374**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 3,000	$ -	$ 3,000
FICA Expenses	$ 918	$ 230	$ -	$ 230
Engineering	$ 15,000	$ 3,750	$ -	$ 3,750
Attorney	$ 25,000	$ 6,250	$ 473	$ 5,777
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408
Annual Audit	$ 6,000	$ 6,000	$ -	$ 6,000
Arbitrage	$ 900	$ 225	$ -	$ 225
Dissemination	$ 6,180	$ 1,545	$ 1,545	$ -
Trustee Fees	$ 8,040	$ 2,010	$ 3,185	$ (1,175)
Management Fees	$ 43,775	$ 10,944	$ 10,944	$ (0)
Information Technology	$ 1,947	$ 487	$ 487	$ -
Website Maintenance	$ 1,298	$ 324	$ 325	$ (0)
Telephone	$ 300	$ 75	$ -	$ 75
Postage & Delivery	$ 1,000	$ 250	$ 133	$ 117
Insurance	$ 6,613	$ 6,613	$ 5,732	$ 881
Copies	$ 500	$ 125	$ -	$ 125
Legal Advertising	$ 10,000	$ 2,500	$ -	$ 2,500
Contingencies	$ 2,500	$ 625	$ 130	$ 495
Office Supplies	$ 625	$ 156	$ 0	$ 156
Travel Per Diem	$ 660	$ 165	$ -	$ 165
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 148,837**	**$ 50,856**	**$ 23,128**	**$ 27,727**
Operations and Maintenance:				
Field Management	$ 7,500	$ 1,875	$ -	$ 1,875
Landscape Maintenance	$ 50,000	$ 12,500	$ -	$ 12,500
Irrigation Repairs	$ -	$ -	$ -	$ -
Lake Maintenance	$ 10,000	$ 2,500	$ -	$ 2,500
Electric	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -
Contingency	$ 4,000	$ 1,000	$ -	$ 1,000

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Total Operations & Maintenance:	**$ 71,500**	**$ 17,875**	**$ -**	**$ 17,875**
Total Expenditures:	**$ 220,337**	**$ 68,731**	**$ 23,128**	**$ 21,375**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 55,245	
Fund Balance - Beginning	$ -		$ 8,921	
Fund Balance - Ending	$ -		$ 64,166	

Landings

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments Direct	$ 318,168	$ 159,084	$ 159,084	$ -
Assessments - Tax Collector North Tract	$ 172,807	$ 33,114	$ 33,114	$ -
Interest	$ 15,000	$ 3,750	$ 6,421	$ 2,671
Total Revenues	**$ 505,975**	**$ 195,948**	**$ 198,619**	**$ 2,671**
Expenditures:				
Series 2024				
Interest Expense 11/1	$ 197,388	$ 197,388	$ 197,388	$ -
Interest Expense 5/1	$ 197,388	$ -	$ -	$ -
Principal Expense 5/1	$ 95,000	$ -	$ -	$ -
Total Expenditures	**$ 489,776**	**$ 197,388**	**$ 197,388**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 16,199		$ 1,231	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 1,250	$ (4,830)	$ (6,080)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 1,250**	**$ (4,830)**	**$ (6,080)**
Net Change in Fund Balance	**$ 21,199**		**$ (3,599)**	
Fund Balance - Beginning	$ 245,166		$ 709,706	
Fund Balance - Ending	$ 271,365		$ 706,107	

Landings

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments Direct - North Tract	$ 432,600	$ -	$ -	$ -
Interest	$ 15,000	$ 3,750	$ 5,110	$ 1,360
Total Revenues	**$ 447,600**	**$ 3,750**	**$ 5,110**	**$ 1,360**
Expenditures:				
Series 2025				
Interest Expense 11/1	$ 120,826	$ 120,826	$ 120,826	$ 0
Interest Expense 5/1	$ 173,989	$ -	$ -	$ -
Principal Expense 5/1	$ 85,000	$ -	$ -	$ -
Total Expenditures	**$ 379,815**	**$ 120,826**	**$ 120,826**	**$ 0**
Excess (Deficiency) of Revenues over Expenditures	$ 67,785		$ (115,715)	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 1,250	$ (4,256)	$ (5,506)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 1,250**	**$ (4,256)**	**$ (5,506)**
Net Change in Fund Balance	**$ 72,785**		**$ (119,971)**	
Fund Balance - Beginning	$ 972		$ 554,369	
Fund Balance - Ending	$ 78,757		$ 434,398	

Landings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Series 2024	Series 2025
Revenues:		
Interest	$ 50	$ 9,127
Total Revenues	**$ 50**	**$ 9,127**
Expenditures:		
Capital Outlay - Cost of Issuance	$ -	$ -
Capital Outlay	$ -	$ 2,328,409
Transfer Out	$ -	$ -
Total Expenditures	**$ -**	**$ 2,328,409**
Excess (Deficiency) of Revenues over Expenditures	$ 50	$ (2,319,282)
Other Financing Sources/(Uses):		
Bond Proceeds	$ -	$ -
Transfer In	$ 4,830	$ 4,256
Total Other Financing Sources/(Uses)	**$ 4,830**	**$ 4,256**
Net Change in Fund Balance	**$ 4,880**	**$ (2,315,027)**
Fund Balance - Beginning	$ 3,567	$ 2,320,045
Fund Balance - Ending	$ 8,447	$ 5,019

Landings

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments Direct-Administrative	$ 19,011	$ -	$ 2,716	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,727
Assessments Tax Collector-North Tract	$ -	$ -	$ 9,857	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,857
Assessments Direct-North Tract	$ -	$ 46,789	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,789
Total Revenues	**$ 19,011**	**$ 46,789**	**$ 12,573**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 78,374**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 473	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 473
Assessment Roll Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 515	$ 515	$ 515	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,545
Trustee Fees	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,185
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,944
Information Technology	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 487
Website Maintenance	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 325
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 110	$ 5	$ 18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 133
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingencies	$ 44	$ 43	$ 43	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 130
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative Expenditures	**$ 13,977**	**$ 4,657**	**$ 4,494**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,128**
Operation and Maintenance													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance Expenditures:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures:	**$ 13,977**	**$ 4,657**	**$ 4,494**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 23,128**
Excess (Deficiency) of Revenues over Expenditures	$ 5,035	$ 42,132	$ 8,078	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 55,245

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**

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.8%, 6.0%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$432,600	
Reserve Fund Balance	$432,600	
Bonds Outstanding - 06/26/25		$6,085,000
Current Bonds Outstanding		**$6,085,000**

Landings

Community Development District
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 54,723.09	$ 183,837.04	$ 238,560.13
Net Assessments	$ 51,439.70	$ 172,806.82	$ 224,246.52

							23%	77%	100%	
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*General Fund*	*Debt Service Series 2024*	*Total*	
11/26/25	Check 69773	$ 42,970.71	$ -	$ -	$ -	$ 42,970.71	$ 9,857.01	$ 33,113.70	$ 42,970.71	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -
	Total	$ 42,970.71	$ -	$ -	$ -	$ 42,970.71	$ 9,857.01	$ 33,113.70	$ 42,970.71	

19%	Net Percentage Collected
$ 181,275.81	Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

JTL Grand Landings Development LLC

2026-01			Net Assessments	$ 411,746.56	$ 93,578.76	$ 318,167.80
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
11/18/25	12/1/25	2173	$ 205,873.28	$ 205,873.28	$ 46,789.38	$ 159,083.90
	2/1/26		$ 102,936.64		$ 23,394.69	$ 79,541.95
	5/1/26		$ 102,936.64		$ 23,394.69	$ 79,541.95
			$ 411,746.56	$ 205,873.28	$ 93,578.76	$ 318,167.80

KL Seminole Trace LLC

2026-02			Net Assessments	$ 483,476.01	$ 50,876.01	$ 432,600.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2025 Debt Service
	12/1/25		$ 241,738.01		$ 25,438.01	$ 216,300.00
	2/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
	5/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
			$ 483,476.01	$ -	$ 50,876.01	$ 432,600.00

BRYNDOG PCP, LLC

2026-03			Net Assessments	$ 5,431.80	$ 5,431.80	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
12/1/25	12/1/25	1408	$ 2,715.90	$ 2,715.90	$ 2,715.90	$ -
	2/1/26		$ 1,357.95		$ 1,357.95	$ -
	5/1/26		$ 1,357.95		$ 1,357.95	$ -
			$ 5,431.80	$ 2,715.90	$ 5,431.80	$ -

KL Seminole Trace LLC

2026-04			Net Assessments	$ 19,011.31	$ 19,011.31	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
10/27/25	12/1/25	44293	$ 9,505.65	$ 9,505.65	$ 9,505.65	$ -
10/27/25	2/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
10/27/25	5/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
			$ 19,011.31	$ 19,011.31	$ 19,011.31	$ -

Landings

Community Development District

Unaudited Financial Reporting

February 28, 2026

Table of Contents

Landings

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	*Debt Service Funds*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 226,414	$ -	$ -	$ 226,414
Due from Developer	$ -	$ -	$ -	$ -
Due from General Fund	$ -	$ 79,542	$ -	$ 79,542
Prepaid Expenses	$ -	$ -	$ -	$ -
Investments:				
Series 2024				
Reserve	$ -	$ 490,975	$ -	$ 490,975
Revenue	$ -	$ 356,051	$ -	$ 356,051
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 11,452	$ 11,452
Cost of Issuance	$ -	$ -	$ -	$ -
Series 2025				
Reserve	$ -	$ 432,600	$ -	$ 432,600
Revenue	$ -	$ 218,108	$ -	$ 218,108
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 7,651	$ 7,651
Cost of Issuance	$ -	$ -	$ -	$ -
Total Assets	**$ 226,414**	**$ 1,577,276**	**$ 19,103**	**$ 1,822,793**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	$ 79,542	$ -	$ -	$ 79,542
Due to Capital	$ -	$ -	$ -	$ -
FICA Payable	$ -	$ -	$ -	$ -
Total Liabilites	**$ 79,542**	**$ -**	**$ -**	**$ 79,542**
Fund Balance:				
Unassigned	$ 146,872	$ -	$ -	$ 146,872
Restricted for Debt Service				
Series 2024	$ -	$ 926,568	$ -	$ 926,568
Series 2025	$ -	$ 650,708	$ -	$ 650,708
Restricted for Capital Projects				
Series 2024	$ -	$ -	$ 11,452	$ 11,452
Series 2025	$ -	$ -	$ 7,651	$ 7,651
Total Fund Balances	**$ 146,872**	**$ 1,577,276**	**$ 19,103**	**$ 1,743,251**
Total Liabilities & Fund Balance	$ 226,414	$ 1,577,276	$ 19,103	$ 1,822,793

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments Direct-Administrative	$ 75,320	$ 48,523	$ 48,523	$ -
Assessments Tax Collector-North Tract	$ 51,439	$ 51,439	$ 51,484	$ 45
Assessments Direct-North Tract	$ 93,578	$ 70,184	$ 70,184	$ -
Total Revenues	**$ 220,337**	**$ 170,146**	**$ 170,191**	**$ 45**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 5,000	$ -	$ 5,000
FICA Expenses	$ 918	$ 383	$ -	$ 383
Engineering	$ 15,000	$ 6,250	$ -	$ 6,250
Attorney	$ 25,000	$ 10,417	$ 631	$ 9,785
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408
Annual Audit	$ 6,000	$ 6,000	$ -	$ 6,000
Arbitrage	$ 900	$ 375	$ -	$ 375
Dissemination	$ 6,180	$ 2,575	$ 2,575	$ -
Trustee Fees	$ 8,040	$ 3,185	$ 3,185	$ -
Management Fees	$ 43,775	$ 18,240	$ 18,240	$ (0)
Information Technology	$ 1,947	$ 811	$ 811	$ -
Website Maintenance	$ 1,298	$ 541	$ 541	$ (0)
Telephone	$ 300	$ 125	$ -	$ 125
Postage & Delivery	$ 1,000	$ 417	$ 133	$ 283
Insurance	$ 6,613	$ 6,613	$ 5,732	$ 881
Copies	$ 500	$ 208	$ -	$ 208
Legal Advertising	$ 10,000	$ 4,167	$ -	$ 4,167
Contingencies	$ 2,500	$ 1,042	$ 216	$ 825
Office Supplies	$ 625	$ 260	$ 0	$ 260
Travel Per Diem	$ 660	$ 275	$ -	$ 275
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 148,837**	**$ 72,464**	**$ 32,240**	**$ 40,224**
Operations and Maintenance:				
Field Management	$ 7,500	$ 3,125	$ -	$ 3,125
Landscape Maintenance	$ 50,000	$ 20,833	$ -	$ 20,833
Irrigation Repairs	$ -	$ -	$ -	$ -
Lake Maintenance	$ 10,000	$ 4,167	$ -	$ 4,167
Electric	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -
Contingency	$ 4,000	$ 1,667	$ -	$ 1,667

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Total Operations & Maintenance:	**$ 71,500**	**$ 29,792**	**$ -**	**$ 29,792**
Total Expenditures:	**$ 220,337**	**$ 102,256**	**$ 32,240**	**$ 70,016**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 137,951	
Fund Balance - Beginning	$ -		$ 8,921	
Fund Balance - Ending	$ -		$ 146,872	

Landings

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments Direct	$ 318,168	$ 238,626	$ 238,626	$ -
Assessments - Tax Collector North Tract	$ 172,807	$ 172,807	$ 172,954	$ 147
Interest	$ 15,000	$ 6,250	$ 10,449	$ 4,199
Total Revenues	**$ 505,975**	**$ 417,683**	**$ 422,029**	**$ 4,346**
Expenditures:				
Series 2024				
Interest Expense 11/1	$ 197,388	$ 197,388	$ 197,388	$ -
Interest Expense 5/1	$ 197,388	$ -	$ -	$ -
Principal Expense 5/1	$ 95,000	$ -	$ -	$ -
Total Expenditures	**$ 489,776**	**$ 197,388**	**$ 197,388**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 16,199		$ 224,641	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 2,083	$ (7,780)	$ (9,863)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 2,083**	**$ (7,780)**	**$ (9,863)**
Net Change in Fund Balance	**$ 21,199**		**$ 216,861**	
Fund Balance - Beginning	$ 245,166		$ 709,706	
Fund Balance - Ending	$ 271,365		$ 926,568	

Landings

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments Direct - SW Tract	$ 432,600	$ 216,300	$ 216,300	$ -
Interest	$ 15,000	$ 6,250	$ 7,720	$ 1,470
Total Revenues	**$ 447,600**	**$ 222,550**	**$ 224,020**	**$ 1,470**
Expenditures:				
Series 2025				
Interest Expense 11/1	$ 120,826	$ 120,826	$ 120,826	$ 0
Interest Expense 5/1	$ 173,989	$ -	$ -	$ -
Principal Expense 5/1	$ 85,000	$ -	$ -	$ -
Total Expenditures	**$ 379,815**	**$ 120,826**	**$ 120,826**	**$ 0**
Excess (Deficiency) of Revenues over Expenditures	$ 67,785		$ 103,195	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 2,083	$ (6,855)	$ (8,938)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 2,083**	**$ (6,855)**	**$ (8,938)**
Net Change in Fund Balance	**$ 72,785**		**$ 96,340**	
Fund Balance - Beginning	$ 972		$ 554,369	
Fund Balance - Ending	$ 78,757		$ 650,708	

Landings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Series 2024	Series 2025
Revenues:		
Interest	$ 104	$ 9,160
Total Revenues	**$ 104**	**$ 9,160**
Expenditures:		
Capital Outlay - Cost of Issuance	$ -	$ -
Capital Outlay	$ -	$ 2,328,409
Transfer Out	$ -	$ -
Total Expenditures	**$ -**	**$ 2,328,409**
Excess (Deficiency) of Revenues over Expenditures	$ 104	$ (2,319,249)
Other Financing Sources/(Uses):		
Bond Proceeds	$ -	$ -
Transfer In	$ 7,780	$ 6,855
Total Other Financing Sources/(Uses)	**$ 7,780**	**$ 6,855**
Net Change in Fund Balance	**$ 7,884**	**$ (2,312,394)**
Fund Balance - Beginning	$ 3,567	$ 2,320,045
Fund Balance - Ending	$ 11,452	$ 7,651

Landings

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments Direct-Administrative	$ 19,011	$ -	$ 2,716	$ -	$ 26,796	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,523
Assessments Tax Collector-North Tract	$ -	$ -	$ 9,857	$ 41,627	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,484
Assessments Direct-North Tract	$ -	$ 46,789	$ -	$ -	$ 23,395	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,184
Total Revenues	**$ 19,011**	**$ 46,789**	**$ 12,573**	**$ 41,627**	**$ 50,191**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 170,191**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 473	$ -	$ -	$ 159	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 631
Assessment Roll Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 515	$ 515	$ 515	$ 515	$ 515	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,575
Trustee Fees	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,185
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,240
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 811
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 541
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 110	$ 5	$ 18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 133
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingencies	$ 44	$ 43	$ 43	$ 43	$ 43	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 216
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative Expenditures	**$ 13,977**	**$ 4,657**	**$ 4,494**	**$ 4,635**	**$ 4,476**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,240**
Operation and Maintenance													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance Expenditures:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures:	**$ 13,977**	**$ 4,657**	**$ 4,494**	**$ 4,635**	**$ 4,476**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 32,240**
Excess (Deficiency) of Revenues over Expenditures	$ 5,035	$ 42,132	$ 8,078	$ 36,991	$ 45,714	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 137,951

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**

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.8%, 6.0%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$432,600	
Reserve Fund Balance	$432,600	
Bonds Outstanding - 06/26/25		$6,085,000
Current Bonds Outstanding		**$6,085,000**

Landings

Community Development District
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 54,723.09	$ 183,837.04	$ 238,560.13
Net Assessments	$ 51,439.70	$ 172,806.82	$ 224,246.52

							23%	77%	100%	
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*General Fund*	*Debt Service Series 2024*	*Total*	
11/26/25	Check 69773	$ 42,970.71	$ -	$ -	$ -	$ 42,970.71	$ 9,857.01	$ 33,113.70	$ 42,970.71	$ -
12/15/25	Check 69919	$ 185,170.19	$ -	$ (3,703.41)	$ -	$ 181,466.78	$ 41,626.50	$ 139,840.28	$ 181,466.78	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -
	Total	$ 228,140.90	$ -	$ (3,703.41)	$ -	$ 224,437.49	$ 51,483.51	$ 172,953.98	$ 224,437.49	

	100%	Net Percentage Collected
0		Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

JTL Grand Landings Development LLC

2026-01			Net Assessments	$ 411,746.56	$ 93,578.76	$ 318,167.80
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
11/18/25	12/1/25	2173	$ 205,873.28	$ 205,873.28	$ 46,789.38	$ 159,083.90
2/13/26	2/1/26	2190	$ 102,936.64	$ 102,936.64	$ 23,394.69	$ 79,541.95
	5/1/26		$ 102,936.64		$ 23,394.69	$ 79,541.95
			$ 411,746.56	$ 308,809.92	$ 93,578.76	$ 318,167.80

KL Seminole Trace LLC

2026-02			Net Assessments	$ 483,476.01	$ 50,876.01	$ 432,600.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2025 Debt Service
2/3/26	12/1/25	46961	$ 241,738.01	$ 241,738.01	$ 25,438.01	$ 216,300.00
	2/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
	5/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
			$ 483,476.01	$ 241,738.01	$ 50,876.01	$ 432,600.00

BRYNDOG PCP, LLC

2026-03			Net Assessments	$ 5,431.80	$ 5,431.80	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
12/1/25	12/1/25	1408	$ 2,715.90	$ 2,715.90	$ 2,715.90	$ -
2/3/26	2/1/26	1416	$ 1,357.95	$ 1,357.95	$ 1,357.95	$ -
	5/1/26		$ 1,357.95		$ 1,357.95	$ -
			$ 5,431.80	$ 4,073.85	$ 5,431.80	$ -

KL Seminole Trace LLC

2026-04			Net Assessments	$ 19,011.31	$ 19,011.31	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
10/27/25	12/1/25	44293	$ 9,505.65	$ 9,505.65	$ 9,505.65	$ -
10/27/25	2/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
10/27/25	5/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
			$ 19,011.31	$ 19,011.31	$ 19,011.31	$ -

Landings

Community Development District

Unaudited Financial Reporting

March 31, 2026

Table of Contents

Landings

Community Development District

Combined Balance Sheet

March 31, 2026

	General Fund	*Debt Service Funds*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 221,474	$ -	$ -	$ 221,474
Due from Developer	$ -	$ -	$ -	$ -
Due from General Fund	$ -	$ 79,542	$ -	$ 79,542
Prepaid Expenses	$ -	$ -	$ -	$ -
Investments:				
Series 2024				
Reserve	$ -	$ 490,975	$ -	$ 490,975
Revenue	$ -	$ 356,871	$ -	$ 356,871
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 12,799	$ 12,799
Cost of Issuance	$ -	$ -	$ -	$ -
Series 2025				
Reserve	$ -	$ 432,600	$ -	$ 432,600
Revenue	$ -	$ 218,486	$ -	$ 218,486
Interest	$ -	$ -	$ -	$ -
Acquisition & Construction	$ -	$ -	$ 8,832	$ 8,832
Cost of Issuance	$ -	$ -	$ -	$ -
Total Assets	**$ 221,474**	**$ 1,578,475**	**$ 21,631**	**$ 1,821,579**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	$ 79,542	$ -	$ -	$ 79,542
Due to Capital	$ -	$ -	$ -	$ -
FICA Payable	$ -	$ -	$ -	$ -
Total Liabilites	**$ 79,542**	**$ -**	**$ -**	**$ 79,542**
Fund Balance:				
Unassigned	$ 141,932	$ -	$ -	$ 141,932
Restricted for Debt Service				
Series 2024	$ -	$ 927,388	$ -	$ 927,388
Series 2025	$ -	$ 651,086	$ -	$ 651,086
Restricted for Capital Projects				
Series 2024	$ -	$ -	$ 12,799	$ 12,799
Series 2025	$ -	$ -	$ 8,832	$ 8,832
Total Fund Balances	**$ 141,932**	**$ 1,578,475**	**$ 21,631**	**$ 1,742,037**
Total Liabilities & Fund Balance	$ 221,474	$ 1,578,475	$ 21,631	$ 1,821,579

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments Direct-Administrative	$ 75,320	$ 48,523	$ 48,523	$ -
Assessments Tax Collector-North Tract	$ 51,439	$ 51,439	$ 51,484	$ 45
Assessments Direct-North Tract	$ 93,578	$ 70,184	$ 70,184	$ -
Total Revenues	**$ 220,337**	**$ 170,146**	**$ 170,191**	**$ 45**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 6,000	$ -	$ 6,000
FICA Expenses	$ 918	$ 459	$ -	$ 459
Engineering	$ 15,000	$ 7,500	$ -	$ 7,500
Attorney	$ 25,000	$ 12,500	$ 1,041	$ 11,459
Assessment Administration	$ 5,408	$ 5,408	$ -	$ 5,408
Annual Audit	$ 6,000	$ 6,000	$ -	$ 6,000
Arbitrage	$ 900	$ 450	$ -	$ 450
Dissemination	$ 6,180	$ 3,090	$ 3,090	$ -
Trustee Fees	$ 8,040	$ 3,185	$ 3,185	$ -
Management Fees	$ 43,775	$ 21,888	$ 21,888	$ (0)
Information Technology	$ 1,947	$ 974	$ 974	$ -
Website Maintenance	$ 1,298	$ 649	$ 649	$ (0)
Telephone	$ 300	$ 150	$ -	$ 150
Postage & Delivery	$ 1,000	$ 500	$ 187	$ 313
Insurance	$ 6,613	$ 6,613	$ 5,732	$ 881
Copies	$ 500	$ 250	$ -	$ 250
Legal Advertising	$ 10,000	$ 5,000	$ -	$ 5,000
Contingencies	$ 2,500	$ 1,250	$ 260	$ 990
Office Supplies	$ 625	$ 312	$ 0	$ 312
Travel Per Diem	$ 660	$ 330	$ -	$ 330
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 148,837**	**$ 82,681**	**$ 37,180**	**$ 45,501**
Operations and Maintenance:				
Field Management	$ 7,500	$ 3,750	$ -	$ 3,750
Landscape Maintenance	$ 50,000	$ 25,000	$ -	$ 25,000
Irrigation Repairs	$ -	$ -	$ -	$ -
Lake Maintenance	$ 10,000	$ 5,000	$ -	$ 5,000
Electric	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -
Contingency	$ 4,000	$ 2,000	$ -	$ 2,000

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Total Operations & Maintenance:	**$ 71,500**	**$ 35,750**	**$ -**	**$ 35,750**
Total Expenditures:	**$ 220,337**	**$ 118,431**	**$ 37,180**	**$ 81,251**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 133,011	
Fund Balance - Beginning	$ -		$ 8,921	
Fund Balance - Ending	$ -		$ 141,932	

Landings

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments Direct	$ 318,168	$ 238,626	$ 238,626	$ -
Assessments - Tax Collector North Tract	$ 172,807	$ 172,807	$ 172,954	$ 147
Interest	$ 15,000	$ 7,500	$ 12,587	$ 5,087
Total Revenues	**$ 505,975**	**$ 418,933**	**$ 424,166**	**$ 5,233**
Expenditures:				
Series 2024				
Interest Expense 11/1	$ 197,388	$ 197,388	$ 197,388	$ -
Interest Expense 5/1	$ 197,388	$ -	$ -	$ -
Principal Expense 5/1	$ 95,000	$ -	$ -	$ -
Total Expenditures	**$ 489,776**	**$ 197,388**	**$ 197,388**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 16,199		$ 226,779	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 2,500	$ (9,097)	$ (11,597)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 2,500**	**$ (9,097)**	**$ (11,597)**
Net Change in Fund Balance	**$ 21,199**		**$ 217,682**	
Fund Balance - Beginning	$ 245,166		$ 709,706	
Fund Balance - Ending	$ 271,365		$ 927,388	

Landings

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments Direct - SW Tract	$ 432,600	$ 216,300	$ 216,300	$ -
Interest	$ 15,000	$ 7,500	$ 9,258	$ 1,758
Total Revenues	**$ 447,600**	**$ 223,800**	**$ 225,558**	**$ 1,758**
Expenditures:				
Series 2025				
Interest Expense 11/1	$ 120,826	$ 120,826	$ 120,826	$ 0
Interest Expense 5/1	$ 173,989	$ -	$ -	$ -
Principal Expense 5/1	$ 85,000	$ -	$ -	$ -
Total Expenditures	**$ 379,815**	**$ 120,826**	**$ 120,826**	**$ 0**
Excess (Deficiency) of Revenues over Expenditures	$ 67,785		$ 104,733	
Other Financing Sources/(Uses):				
Bond Proceeds	$ -	$ -	$ -	$ -
Interfund Transfer Out	$ 5,000	$ 2,500	$ (8,015)	$ (10,515)
Total Other Financing Sources/(Uses)	**$ 5,000**	**$ 2,500**	**$ (8,015)**	**$ (10,515)**
Net Change in Fund Balance	**$ 72,785**		**$ 96,717**	
Fund Balance - Beginning	$ 972		$ 554,369	
Fund Balance - Ending	$ 78,757		$ 651,086	

Landings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Series 2024	Series 2025
Revenues:		
Interest	$ 135	$ 9,180
Total Revenues	**$ 135**	**$ 9,180**
Expenditures:		
Capital Outlay - Cost of Issuance	$ -	$ -
Capital Outlay	$ -	$ 2,328,409
Transfer Out	$ -	$ -
Total Expenditures	**$ -**	**$ 2,328,409**
Excess (Deficiency) of Revenues over Expenditures	$ 135	$ (2,319,229)
Other Financing Sources/(Uses):		
Bond Proceeds	$ -	$ -
Transfer In	$ 9,097	$ 8,015
Total Other Financing Sources/(Uses)	**$ 9,097**	**$ 8,015**
Net Change in Fund Balance	**$ 9,232**	**$ (2,311,214)**
Fund Balance - Beginning	$ 3,567	$ 2,320,045
Fund Balance - Ending	$ 12,799	$ 8,832

Landings

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments Direct-Administrative	$ 19,011	$ -	$ 2,716	$ -	$ 26,796	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,523
Assessments Tax Collector-North Tract	$ -	$ -	$ 9,857	$ 41,627	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,484
Assessments Direct-North Tract	$ -	$ 46,789	$ -	$ -	$ 23,395	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 70,184
Total Revenues	**$ 19,011**	**$ 46,789**	**$ 12,573**	**$ 41,627**	**$ 50,191**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 170,191**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 473	$ -	$ -	$ 159	$ 410	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,041
Assessment Roll Administration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 515	$ 515	$ 515	$ 515	$ 515	$ 515	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,090
Trustee Fees	$ 3,185	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,185
Management Fees	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ 3,648	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,888
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ -	$ 974
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ -	$ 649
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage & Delivery	$ 110	$ 5	$ 18	$ -	$ -	$ 53	$ -	$ -	$ -	$ -	$ -	$ -	$ 187
Insurance	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Copies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingencies	$ 44	$ 43	$ 43	$ 43	$ 43	$ 43	$ -	$ -	$ -	$ -	$ -	$ -	$ 260
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ -	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative Expenditures	**$ 13,977**	**$ 4,657**	**$ 4,494**	**$ 4,635**	**$ 4,886**	**$ 4,530**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,180**
Operation and Maintenance													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water - Irrigation Usage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance Expenditures:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures:	**$ 13,977**	**$ 4,657**	**$ 4,494**	**$ 4,635**	**$ 4,886**	**$ 4,530**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,180**
Excess (Deficiency) of Revenues over Expenditures	$ 5,035	$ 42,132	$ 8,078	$ 36,991	$ 45,304	$ (4,530)	$ -	$ -	$ -	$ -	$ -	$ -	$ 133,011

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**

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.8%, 6.0%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	$432,600	
Reserve Fund Balance	$432,600	
Bonds Outstanding - 06/26/25		$6,085,000
Current Bonds Outstanding		**$6,085,000**

Landings

Community Development District
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 54,723.09	$ 183,837.04	$ 238,560.13
Net Assessments	$ 51,439.70	$ 172,806.82	$ 224,246.52

							23%	77%	100%	
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commision*	*Interest*	*Net Receipts*	*General Fund*	*Debt Service Series 2024*	*Total*	
11/26/25	Check 69773	$ 42,970.71	$ -	$ -	$ -	$ 42,970.71	$ 9,857.01	$ 33,113.70	$ 42,970.71	$ -
12/15/25	Check 69919	$ 185,170.19	$ -	$ (3,703.41)	$ -	$ 181,466.78	$ 41,626.50	$ 139,840.28	$ 181,466.78	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
						$ -	$ -	$ -	$ -	$ -
	Total	$ 228,140.90	$ -	$ (3,703.41)	$ -	$ 224,437.49	$ 51,483.51	$ 172,953.98	$ 224,437.49	

	100%	Net Percentage Collected
0		Balance Remaining To Collect

DIRECT BILL ASSESSMENTS

JTL Grand Landings Development LLC

2026-01			Net Assessments	$ 411,746.56	$ 93,578.76	$ 318,167.80
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
11/18/25	12/1/25	2173	$ 205,873.28	$ 205,873.28	$ 46,789.38	$ 159,083.90
2/13/26	2/1/26	2190	$ 102,936.64	$ 102,936.64	$ 23,394.69	$ 79,541.95
	5/1/26		$ 102,936.64		$ 23,394.69	$ 79,541.95
			$ 411,746.56	$ 308,809.92	$ 93,578.76	$ 318,167.80

KL Seminole Trace LLC

2026-02			Net Assessments	$ 483,476.01	$ 50,876.01	$ 432,600.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2025 Debt Service
2/3/26	12/1/25	46961	$ 241,738.01	$ 241,738.01	$ 25,438.01	$ 216,300.00
	2/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
	5/1/26		$ 120,869.00		$ 12,719.00	$ 108,150.00
			$ 483,476.01	$ 241,738.01	$ 50,876.01	$ 432,600.00

BRYNDOG PCP, LLC

2026-03			Net Assessments	$ 5,431.80	$ 5,431.80	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
12/1/25	12/1/25	1408	$ 2,715.90	$ 2,715.90	$ 2,715.90	$ -
2/3/26	2/1/26	1416	$ 1,357.95	$ 1,357.95	$ 1,357.95	$ -
	5/1/26		$ 1,357.95		$ 1,357.95	$ -
			$ 5,431.80	$ 4,073.85	$ 5,431.80	$ -

KL Seminole Trace LLC

2026-04			Net Assessments	$ 19,011.31	$ 19,011.31	$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	2024 Debt Service
10/27/25	12/1/25	44293	$ 9,505.65	$ 9,505.65	$ 9,505.65	$ -
10/27/25	2/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
10/27/25	5/1/26	44293	$ 4,752.83	$ 4,752.83	$ 4,752.83	$ -
			$ 19,011.31	$ 19,011.31	$ 19,011.31	$ -

SECTION 3

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 20, 2026

LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
FLAGLER COUNTY, FLORIDA

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

_____
Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Landings Community Development District** to be held at **The Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, FL 32164** on **November 20, 2026 at 11:30 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Print or type name of Landowner Date _____

_____
Signature of Landowner

Parcel Description	**Acreage**	**Authorized Votes***
_____ (must be street address, tax parcel ID number, or legal description attached)	_____	_____

Total Number of Authorized Votes: _____

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

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

INSTRUCTIONS

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

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

Nominations are made from the floor.

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

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

SAMPLE AGENDA

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