

*Landings Community
Development District*

Agenda

July 17, 2026

AGENDA

Landings

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 8, 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, July 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 April 17, 2026 Meeting
4. Organizational Matters
 - A. Consideration of Resignation of Walker Douglas and Appointments of Individuals to Fulfill Vacancies the Board Vacancy with a Term Ending November 2026
 - B. Administration of Oaths of Office to Newly Appointed Board Member
 - C. Consideration of Resolution of 2026-04 Electing an Assistant Secretary
5. Review and Acceptance of Fiscal Year 2025 Audit Report
6. Consideration of Proposals for Pond Aquatic Maintenance
 - A. Annual Waterway Management Service Agreement with Florida Waterways, Inc – Southwest Track
 - B. Annual Waterway Management Service Agreement with Florida Waterways, Inc – Northwest Track
 - C. Monthly Aquatic Services Proposal with Future Horizons – Seminole Trace Southwest Tract
 - D. Monthly Aquatic Services Proposal with Future Horizons – Seminole Trace Northwest Tract
 - E. Lake Maintenance Agreement with Lake Pros – Northwest Tract
 - F. Lake Maintenance Agreement with Lake Pros – Southwest Tract
7. Consideration of Proposals for Landscape Maintenance
 - A. Yellowstone Landscape – Northwest Tract
 - B. Yellowstone Landscape – Southwest Tract
 - C. Verdego Landscape – Southwest Track
 - D. Verdego Landscape – Northwest Track
 - E. Brightview Landscape Services

8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Update Fiscal Year 2027 Proposed Budget
9. Other Business
10. Supervisors Requests
11. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager
Enclosures

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, **April 17, 2026** at 11:30 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
Vincent Sullivan	District Counsel
Daniel Welch <i>by phone</i>	District Engineer
Daniel Harvey	GMS
Rich Gray	GMS

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 August 15,
2025 Meeting**

Mr. LeBrun presented the minutes from the April 17 2026, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Jeff Douglas, seconded by Mr. Tobin, with all in favor, the Minutes of the August 15, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Data Sharing & Usage Agreement with the Flagler County Property Appraiser**

Mr. LeBrun stated that Data and Usage Sharing Agreement with Flagler County is a standard document which primarily requires the Board to agree not to share any confidential information provided to them. He emphasized that this type of agreement is very typical and not unusual.

On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, the Data Sharing & Usage Agreement with the Flagler County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-01 Authorizing Account with State Board of Administration**

Mr. LeBrun stated that Resolution 2026-01 authorizes the District to open an account with the State Board of Administration. Since the District is beginning to generate funds, it is considered best practice to place those funds in an interest-bearing account. GMS is authorized to open this account on behalf of the District, allowing any excess funds to be deposited with the State Board of Administration, which manages funds for public entities and municipalities.

A Board member explained that past bank failures, such as the collapse of Sterling Bank, highlighted the importance of safeguarding District funds. To address these concerns, the District will deposit its funds into a state-managed account that serves as a guarantor, providing additional security for the funds.

The Board asked about the interest rate. Mr. LeBrun clarified that the current interest rate for the state-managed account is unknown and will be determined when the account is opened. They also highlighted that state statutes provide additional safeguards to protect public depositors. Once the account is active, its status will be reflected on the District's financial statements each month.

A Board member stated that the account operates as intended and acknowledged the importance of state protections for public funds. They referenced a hypothetical scenario involving the misappropriation of District funds, noting that such safeguards are in place to prevent legal issues and protect the District from lawsuits.

On MOTION by Mr. Tobin, seconded by Mr. Eckley, with all in favor, Resolution 2026-01 Authorizing Account with State Board of Administration, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. LeBrun presented Resolution 2026-02 which involves approving the proposed Fiscal Year 2027 budget and scheduling a public hearing. The Board is already familiar with this process, which requires approval of the budget and setting a hearing date. The hearing is currently planned for the July meeting, specifically July 17th. He noted that another Board previously changed their hearing to August and emphasized the need to ensure that at least three Board members can attend the scheduled hearing. They identified August 21st as the potential new date, emphasizing the importance of ensuring a quorum since advertising the meeting requires commitment. Mr. LeBrun also mentioned that the previous Board changed their hearing date to August and questioned whether August 21st would work for all Board members.

Rich Gray from GMS stated that the pond maintenance budget figure was determined by reviewing bids, specifically noting that Yellowstone only submitted mowing bids for the ponds, not chemical treatment bids.

Mr. LeBrun explained that a variety of bids had been collected to ensure thorough consideration, and this aggregate data was used to set a high-water mark for the budget, which could be reduced later if needed. He mentioned that the budget numbers for aquatics and mowing were based on these collected bids. Information regarding the amenity center's anticipated opening date in May 2027 was also used for budgeting purposes. A Board member questioned the \$33,000 water budget, seeking clarification if it pertained to pond maintenance or amenity water usage.

Mr. Gray responded explaining that \$33,000 was likely anticipated for potable water usage at the amenity center, and confirmed that potable water would be metered and required for certain areas, such as irrigation within 100 feet of the pool.

A Board member expressed concerns that the water budget figure might be high, given the size of the pool and the budget timeframe, but Mr. LeBrun explained that the budget was conservatively estimated for eight or nine months and could be adjusted if necessary. He also noted that other expenses were based on similar-sized facilities, using a center that closely replicated the current one for reference.

Mr. Gray shared that they had received four pond proposals and three landscape bids from various vendors, including Yellowstone, VerdeGo, J&J Aquatics, Lake Pros, Future Horizons, and Florida Waterways.

Mr. LeBrun stated the proposals would be brought back to the Board for review. He noted that approval of the budget, with the amended August hearing date, would require a motion.

On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, Resolution 2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Designating Assistant Treasurer of the District

Mr. LeBrun presented Resolution 2026-03 noting it proposes the appointment of Alison Mossing, the District's accountant, as Assistant Treasurer to support her in performing various administrative tasks.

On MOTION by Mr. Walker Douglas, seconded by Mr. Eckley, with all in favor, Resolution 2026-03 Designating Alison Mossing as Assistant Treasurer of the District, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Conveyance of Stormwater Ponds

Mr. LeBrun presented the process of transferring stormwater ponds to the Community Development District (CDD). He mentioned that the transfer is expected to happen soon, with most necessary documents already gathered. He confirmed that they have compiled the paperwork and that, to their knowledge, everything required is in order. The transfer will be completed pending the District engineer's approval and the finalization of any council-required documents

A Board member asked if they needed a motion stating pending Engineer approval and Counsel documents. Mr. LeBrun recommended that the Chair or Vice Chair sign any required documents, so that the process can be completed without waiting for a full meeting.

A Board Member asked if it also included ponds in the Southern section. Mr. LeBrun clarified that the current documents pertained only to the North Tract ponds, which the developer was ready to turn over. He noted that if any from South Tract was ready, they should reach out so those items could be added to a future agenda.

On MOTION by Mr. Jeff Douglas, seconded by Mr. Tobin, with all in favor, the Conveyance of Stormwater Ponds, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Sullivan had nothing to report.

B. Engineer

Mr. Welch gave a brief update on recent infrastructure improvements. They reported that Grand Landing 5A (on the north tract) has been fully accepted by the city and the final plat is approved. Construction for phase 5B is underway, and the final plat for the southwest tract is close to approval with construction nearly complete. Progress on the amenity center is going well, and most of the underground infrastructure has been constructed.

A Board member confirmed that all necessary signatures for the amenity revision have been obtained from the various owners. He was unsure if Mr. Sullivan was involved in the process and asked for clarification. They then stated that with the signatures complete, the team should be able to go to the city and pull a permit for vertical construction. He expressed hope that this next step could proceed and asked if Mr. Welch was involved in that part.

Mr. Sullivan stated that they had not seen the amenity revision and clarified they were not involved in that specific task. Mr. Welch confirmed that he was involved in the upcoming permitting process.

C. District Manager's Report**i. Approval of Check Register (August – March)**

Mr. LeBrun stated the check register can be found on page 37 of the electronic agendas. He also noted that the Board has not met in a while, and the check register covers the period from August 2025 through the end of March 2026. Due to this extended time frame since the last meeting there is a larger than usual number of entries in the register. He indicated they were open to questions about it, and if there were none, a motion to approve was expected.

On MOTION by Mr. Eckley, seconded by Mr. Tobin, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and the income statement. He indicated that those were the unaudited financials. No action is required.

iii. Designation of November 20, 2026 as the Landowner's Meeting Date

Mr. LeBrun stated that the last item was the designation of November 20, 2026 for the regular November meeting. This date will also serve as the landowner's election, which is required in 2026 since it is an election year. He clarified that this is specifically a landowner's seat election, not part of the general election, and emphasized that the election must take place in November.

On MOTION by Mr. Walker Douglas, seconded by Mr. Tobin with all in favor, Designation of November 20, 2026 as the Landowner's Meeting Date, was approved.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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. Jeffrey Douglas, seconded by Mr. Fife with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

July 9, 2026

To: Board of Supervisors of The Landings Community Development District

Re: Letter of Resignation

Dear Chairman and Members of the Board,

I am writing to formally resign from my position as Assistant Secretary of the Board of Supervisors of The Landings Community Development District, effective immediately as of July 9, 2026.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walker Douglas', is written over a horizontal line.

Walker Douglas
Assistant Secretary
The Landings Community Development District Board of Supervisors

SECTION C

RESOLUTION 2026-04

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

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

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

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

SECTION 1. _____ is appointed Assistant Secretary.

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

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

ATTEST:

**LANDINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

**LANDINGS
COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

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

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements Required by Florida Statute 218.39(3)(c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA	27-28



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Landings Community Development District, City of Palm Coast, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 21, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 21, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Landings Community Development District, City of Palm Coast, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$780,709).
- The change in the District's total net position in comparison with the prior fiscal year was (\$413,485), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,227,698, an increase of \$1,696,398 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,			
	2025	2024	
Current and other assets	\$ 3,624,334	\$ 2,256,380	
Capital assets, net of depreciation	9,322,324	5,229,830	
Total assets	12,946,658	7,486,210	
Current liabilities	661,814	839,309	
Long-term liabilities	13,065,553	7,014,125	
Total liabilities	13,727,367	7,853,434	
Net position			
Net investment in capital assets	(1,793,936)	(1,274,820)	
Restricted	998,898	913,718	
Unrestricted	14,329	(6,122)	
Total net position	\$ (780,709)	\$ (367,224)	

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2025	2024	
Revenues:			
Program revenues			
Operating grants and contributions	\$ 145,257	\$ 92,083	
Capital grants and contributions	342,759	115,605	
Total revenues	488,016	207,688	
Expenses:			
General government	88,732	96,697	
Bond issue costs	326,000	372,251	
Interest	486,769	114,294	
Total expenses	901,501	583,242	
Special items - gain on cancellation of debt	-	9,945	
Change in net position	(413,485)	(365,609)	
Net position - beginning	(367,224)	(1,615)	
Net position - ending	\$ (780,709)	\$ (367,224)	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$901,501. The costs of the District's activities were primarily funded by program revenues which were comprised of Developer contributions. The majority of the increase in program revenues is the result of an increase in Developer contributions. In total, expenses increased in the current fiscal year primarily as a result of an increase in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$9,322,324 invested in capital assets. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$13,105,000 Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District anticipates an increase in operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Landings Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 22,203
Due from Developer	14,443
Restricted assets:	
Investments	3,587,688
Capital assets:	
Nondepreciable	9,322,324
Total assets	<u>12,946,658</u>
LIABILITIES	
Accounts payable	22,317
Contracts and retainage payable	374,319
Accrued interest payable	265,178
Non-current liabilities:	
Due within one year	180,000
Due in more than one year	12,885,553
Total liabilities	<u>13,727,367</u>
NET POSITION	
Net investment in capital assets	(1,793,936)
Restricted for debt service	998,898
Unrestricted	14,329
Total net position	<u>\$ (780,709)</u>

See notes to the financial statements

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Revenue and Changes in Net Position</u>
Primary government:				<u>Governmental Activities</u>
Governmental activities:				
General government	\$ 88,732	\$ 103,178	\$ 342,759	\$ 357,205
Interest on long-term debt	486,769	42,079	-	(444,690)
Bond issue costs	326,000	-	-	(326,000)
Total governmental activities	<u>901,501</u>	<u>145,257</u>	<u>342,759</u>	<u>(413,485)</u>
	Change in net position			(413,485)
	Net position - beginning			<u>(367,224)</u>
	Net position - ending			<u>\$ (780,709)</u>

See notes to the financial statements

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 22,203	\$ -	\$ -	\$ 22,203
Investments	-	1,264,076	2,323,612	3,587,688
Due from Developer	14,443	-	-	14,443
Total assets	<u>\$ 36,646</u>	<u>\$ 1,264,076</u>	<u>\$ 2,323,612</u>	<u>\$ 3,624,334</u>
LIABILITIES, AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 22,317	\$ -	\$ -	\$ 22,317
Contracts and retainage payable	-	-	374,319	374,319
Total liabilities	<u>22,317</u>	<u>-</u>	<u>374,319</u>	<u>396,636</u>
Fund balances:				
Restricted for:				
Debt service	-	1,264,076	-	1,264,076
Capital projects	-	-	1,949,293	1,949,293
Unassigned	14,329	-	-	14,329
Total fund balances	<u>14,329</u>	<u>1,264,076</u>	<u>1,949,293</u>	<u>3,227,698</u>
Total liabilities and fund balances	<u>\$ 36,646</u>	<u>\$ 1,264,076</u>	<u>\$ 2,323,612</u>	<u>\$ 3,624,334</u>

See notes to the financial statements

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 3,227,698

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	9,322,324	
Accumulated depreciation	-	9,322,324

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(265,178)	
Unamortized discounts on bonds	39,447	
Bonds payable	(13,105,000)	(13,330,731)

Net position of governmental activities		\$ (780,709)
---	--	--------------

See notes to the financial statements

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	\$ 103,178	\$ -	\$ 307,823	\$ 411,001
Interest earnings	-	42,079	34,936	77,015
Total revenues	103,178	42,079	342,759	488,016
EXPENDITURES				
Current:				
General government	88,732	-	-	88,732
Debt service:				
Interest	-	334,462	-	334,462
Bond issuance costs	-	-	326,000	326,000
Capital outlay	-	-	4,092,494	4,092,494
Total expenditures	88,732	334,462	4,418,494	4,841,688
Excess (deficiency) of revenues over (under) expenditures	14,446	(292,383)	(4,075,735)	(4,353,672)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	6,005	(24,914)	18,909	-
Bond proceeds	-	553,426	5,531,574	6,085,000
Original issue discount	-	-	(34,930)	(34,930)
Total other financing sources (uses)	6,005	528,512	5,515,553	6,050,070
Net change in fund balances	20,451	236,129	1,439,818	1,696,398
Fund balances - beginning	(6,122)	1,027,947	509,475	1,531,300
Fund balances - ending	\$ 14,329	\$ 1,264,076	\$ 1,949,293	\$ 3,227,698

See notes to the financial statements

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 1,696,398
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	4,092,494
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(6,085,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	34,930
Amortization of Bond discounts is not recognized in the governmental fund statements, but is reported as an expense in the statement of activities.	(1,358)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>(150,949)</u>
Change in net position of governmental activities	<u><u>\$ (413,485)</u></u>

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, two Board members are affiliated with JTL Grand Landings Development, LLC ("Developer"), and one Board member is affiliated with Brookfield Kolter Land Partners LLC ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

Unearned Revenue

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

Long-Term Obligations

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	\$ 3,587,688	N/A	N/A
	<u>\$ 3,587,688</u>		

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

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

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

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
General	\$ 6,005	\$ -
Debt service	-	24,914
Capital projects	18,909	-
Total	<u>\$ 24,914</u>	<u>\$ 24,914</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. For the District, transfers totaling \$24,914 were made from the debt service fund to the capital projects fund in accordance with the Bond Indentures. Additionally, \$6,005 was transferred from the 2024 capital projects fund to the general fund to cover legal costs associated with the issuance of the Series 2024 Bonds.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 5,229,830	\$ 4,092,494	\$ -	\$ 9,322,324
Total capital assets, not being depreciated	<u>5,229,830</u>	<u>4,092,494</u>	<u>-</u>	<u>9,322,324</u>
Governmental activities capital assets, net	<u>\$ 5,229,830</u>	<u>\$ 4,092,494</u>	<u>\$ -</u>	<u>\$ 9,322,324</u>

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

NOTE 7 – LONG TERM LIABILITIES

Series 2024

On June 26, 2024, the District issued \$7,020,000 of Special Assessment Bonds, Series 2024, consisting of various Term Bonds with due dates from May 1, 2031, to May 1, 2055 and fixed interest rates ranging from 5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2025

On June 26, 2025, the District issued \$6,085,000 of Special Assessment Bonds, Series 2025, consisting of various Term Bonds with due dates from May 1, 2035, to May 1, 2055, and fixed interest rates ranging from 4.8% to 6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2026, through May 1, 2055.

The Series 2025 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2024	\$ 7,020,000	\$ -	\$ -	\$ 7,020,000	\$ 95,000
Less: original issue discount	(5,875)	-	(194)	(5,681)	-
Series 2025	-	6,085,000	-	6,085,000	85,000
Less: original issue discount	-	(34,930)	(1,164)	(33,766)	-
Total	\$ 7,014,125	\$ 6,050,070	\$ (1,358)	\$ 13,065,553	\$ 180,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 180,000	\$ 689,591	\$ 869,591
2027	190,000	733,923	923,923
2028	200,000	724,603	924,603
2029	205,000	714,794	919,794
2030	215,000	704,733	919,733
2031-2035	1,280,000	3,348,121	4,628,121
2036-2040	1,665,000	2,966,100	4,631,100
2041-2045	2,215,000	2,440,566	4,655,566
2046-2050	2,965,000	1,720,270	4,685,270
2051-2055	3,990,000	733,450	4,723,450
	<u>\$ 13,105,000</u>	<u>\$ 14,776,151</u>	<u>\$ 27,881,151</u>

NOTE 8 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$103,178, which includes a receivable of \$14,443, as of September 30, 2025. The Developer also contributed a total of \$307,823 to the capital projects fund.

NOTE 9 - CONCENTRATION

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

NOTE 10 - MANAGEMENT COMPANY

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

NOTE 11 - RISK MANAGEMENT

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

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 144,268	\$ 103,178	\$ (41,090)
Total revenues	<u>144,268</u>	<u>103,178</u>	<u>(41,090)</u>
EXPENDITURES			
Current:			
General government	144,268	88,732	55,536
Total expenditures	<u>144,268</u>	<u>88,732</u>	<u>55,536</u>
Excess (deficiency) of revenues over (under) expenditures	-	14,446	14,446
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	-	6,005	6,005
Total other financing sources (uses)	<u>-</u>	<u>6,005</u>	<u>6,005</u>
Net change in fund balances	<u>\$ -</u>	20,451	<u>\$ 20,451</u>
Fund balance - beginning		<u>(6,122)</u>	
Fund balance - ending		<u>\$ 14,329</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**LANDINGS COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM COAST, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$1,400
Independent contractor compensation	\$96,033
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - N/A Debt service - N/A
Special assessments collected	Not applicable
Outstanding Bonds:	
Series 2024, due May 1, 2055	\$7,020,000
Series 2025, due May 1, 2055	\$6,085,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major funds of Landings Community Development District, City of Palm Coast, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 21, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

April 21, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have examined Landings Community Development District, City of Palm Coast, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

April 21, 2026



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Landings Community Development District, City of Palm Coast, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 21, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 21, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

April 21, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None.

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 21, 2026

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

We have audited the financial statements of Landings Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 21, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

SECTION VI

SECTION A



Annual Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

Landings Community Development District – SW Track
c/o Governmental Management Services

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Twelve (12) annual visits for treatment and/or inspection of fourteen (14) wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 895.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Management Reporting	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	

Total Recurring Monthly Service Charges **\$ 895.00**

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz
Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: June 24, 2026

Dated: _____

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

Terms & Conditions

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands that the full Contract Term is annual (12-months) and, that, for convenience, the Contract Price has been spread over a twelve-month period, and will be billed in equal monthly installments, and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30-day written notice to the other party. However, such termination does not relieve CLIENT of its obligation to pay the full Contract Price for the entire Contract Term. Any unpaid balance of the Contract Price shall become immediately due and payable upon termination.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

Waterway Map



Lake & Pond Management

Services Overview



FLORIDA WATERWAYS, INC.
Your Trusted Waterway Advisers
www.FloridaLake.com

PROVEN LAKE MANAGEMENT SOLUTIONS

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region, Central Florida Region and Tampa Bay Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.



Why Florida Waterways, Inc?

THE FLORIDA WATERWAYS GUARANTEE

We put our money where our mouth is. When you purchase a service contract with the **100% Control Guarantee**, we mean just that! Algae and nuisance vegetation are a thing of the past. We provide a cost quote and that is all you pay... regardless of whether it takes 2 applications or 10! Bar none, this is the best warranty in the business.



Licensed and Insured

Our Field Biologists are properly licensed with the Florida Department of Agriculture and Consumer Services for the services we offer and the locations we work in.

We carry General Liability Insurance, Automobile Insurance and Workers Compensation Coverage.

Knowledgeable

Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences.

Responsive

Immediate service when needed due to local concentration of professional staff.

Equipped

Our work takes us to some challenging environs. We've made the investment in a fleet of specialized equipment so we have the right tools for the job.

Accredited

As a company Florida Waterways is a member of the Florida Lake Management Society.

Our staff consists of degreed environmental professionals, Clemson University Master Pond Managers and University of Florida | Florida Master Naturalists.

PROVEN LAKE MANAGEMENT SOLUTIONS

ALGAE & AQUATIC WEED CONTROL

- Control and maintenance of excessive algae
- Control and maintenance of nuisance aquatic weeds
- Control and maintenance of shoreline grasses and brush
- Scheduled inspections and monitoring
- Management reporting
- Trash and debris removal



FLOATING FOUNTAIN DISPLAYS & AERATION SYSTEMS

Sales, service and installation of floating fountains and diffused bottom aeration systems. We carry top-tier manufactures with industry leading warranties for peace of mind. Bathymetric models of diffused bottom aeration systems to custom design systems specified for your unique waterway.



TRIPLOID GRASS CARP & FISHERIES MANAGEMENT

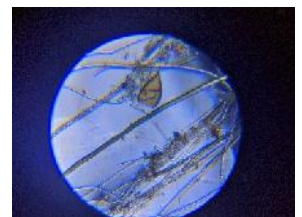
Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment barriers out of welded aluminum construction.

Florida Waterways is a Freshwater Frog & Fish Dealer and an FWC Authorized Triploid Grass Carp Supplier.



WATER QUALITY MONITORING & CONSULTING

Our team of experienced environmental professionals is available to help diagnose and determine the underlying conditions which may affect your waterway. We do mitigation planting and monitoring, bathymetry and sedimentation studies, water chemistry testing and monitoring and algae identification. By understanding the science behind the problems, we can provide you with cost effective solutions.



SECTION B



Annual Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

Landings Community Development District – NW Track

c/o Governmental Management Services
Richard Gray
Director of Field Operations & Maintenance

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Twelve (12) annual visits for treatment and/or inspection of nine (9) wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 710.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Management Reporting	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ 8.50/fish
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	

Total Recurring Monthly Service Charges

\$ 710.00

*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:
FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz
Email: Jim@FloridaPond.com

Printed: _____

Proposal Date: June 24, 2026

Dated: _____

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

Terms & Conditions

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
 - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
 - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands that the full Contract Term is annual (12-months) and, that, for convenience, the Contract Price has been spread over a twelve-month period, and will be billed in equal monthly installments, and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30-day written notice to the other party. However, such termination does not relieve CLIENT of its obligation to pay the full Contract Price for the entire Contract Term. Any unpaid balance of the Contract Price shall become immediately due and payable upon termination.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

Waterway Map



Lake & Pond Management

Services Overview



FLORIDA WATERWAYS, INC.
Your Trusted Waterway Advisers
www.FloridaLake.com

PROVEN LAKE MANAGEMENT SOLUTIONS

Florida Waterways, Inc. is a State-wide environmental firm specializing in pond and lake management using solution focused, science-based approaches. Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences. Florida Waterways provides lake and pond management services for the North Florida Region, Central Florida Region and Tampa Bay Region.

Florida Waterways is a full-service lake management provider offering annual pond and lake maintenance programs, aeration and fountain system installation and design, fish stocking and fisheries management, algae and aquatic weed control, mitigation and wetland management, and water quality restoration services.



Why Florida Waterways, Inc?

THE FLORIDA WATERWAYS GUARANTEE

We put our money where our mouth is. When you purchase a service contract with the **100% Control Guarantee**, we mean just that! Algae and nuisance vegetation are a thing of the past. We provide a cost quote and that is all you pay... regardless of whether it takes 2 applications or 10! Bar none, this is the best warranty in the business.



Licensed and Insured

Our Field Biologists are properly licensed with the Florida Department of Agriculture and Consumer Services for the services we offer and the locations we work in.

We carry General Liability Insurance, Automobile Insurance and Workers Compensation Coverage.

Knowledgeable

Florida Waterways has a team of environmental professionals who specialize in multiple disciplines including: aquatic biology and ecology, limnology, entomology, soils, chemistry, sampling, and landscape sciences.

Responsive

Immediate service when needed due to local concentration of professional staff.

Equipped

Our work takes us to some challenging environs. We've made the investment in a fleet of specialized equipment so we have the right tools for the job.

Accredited

As a company Florida Waterways is a member of the Florida Lake Management Society.

Our staff consists of degreed environmental professionals, Clemson University Master Pond Managers and University of Florida | Florida Master Naturalists.

PROVEN LAKE MANAGEMENT SOLUTIONS

ALGAE & AQUATIC WEED CONTROL

- Control and maintenance of excessive algae
- Control and maintenance of nuisance aquatic weeds
- Control and maintenance of shoreline grasses and brush
- Scheduled inspections and monitoring
- Management reporting
- Trash and debris removal



FLOATING FOUNTAIN DISPLAYS & AERATION SYSTEMS

Sales, service and installation of floating fountains and diffused bottom aeration systems. We carry top-tier manufactures with industry leading warranties for peace of mind. Bathymetric models of diffused bottom aeration systems to custom design systems specified for your unique waterway.



TRIPLOID GRASS CARP & FISHERIES MANAGEMENT

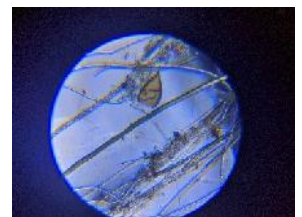
Triploid Grass Carp are effective for the biological control of aquatic weeds, but require a permit through FWC. As a condition of the permit, the stocked waterbody needs to have a method of fish containment, such as the use of a barrier. We design and fabricates the industry's best custom carp containment barriers out of welded aluminum construction.

Florida Waterways is a Freshwater Frog & Fish Dealer and an FWC Authorized Triploid Grass Carp Supplier.



WATER QUALITY MONITORING & CONSULTING

Our team of experienced environmental professionals is available to help diagnose and determine the underlying conditions which may affect your waterway. We do mitigation planting and monitoring, bathymetry and sedimentation studies, water chemistry testing and monitoring and algae identification. By understanding the science behind the problems, we can provide you with cost effective solutions.



SECTION C



June 24, 2026

Seminole Trace – *Southwest Tract*
Attn: Richard Gray
Palm Coast, Florida

rgray@rmsnf.com

One-year agreement (Auto Renewal)

RE: Monthly Aquatic Services Proposal

We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:
Eleven Thousand Five-Hundred Twenty Dollars and 00/100-----\$11,520.00

Payments to be made as follows:

Monthly payments of \$960.00; invoiced at the completion of treatment and payable within thirty days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly aquatic plant management program for 14 ponds (approx. 26 acres) located at Seminole Trace, Palm, Coast, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control all emergent, submersed, floating aquatic vegetation and algae.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only state approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will provide proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start-up fee of ten percent of the remaining contract balance. This start-up fee will be paid before additional treatments are made by the contractor. This start-up fee is necessary because of regrowth of aquatic vegetation.

This contract will be renewed automatically annually but may be canceled by either party with sixty days' written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

***Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Melina McLoach

Future Horizons, Inc. Signature

Print Company Name of Signer

6/24/26

Date

SECTION D



June 24, 2026

Seminole Trace – *Northwest Tract*
Attn: Richard Gray
Palm Coast, Florida

rgray@rmsnf.com

One-year agreement (Auto Renewal)

RE: Monthly Aquatic Services Proposal

We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:
Eight Thousand One-Hundred Sixty Dollars and 00/100-----\$8,160.00

Payments to be made as follows:

Monthly payments of \$680.00; invoiced at the completion of treatment and payable within thirty days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly aquatic plant management program for nine ponds (approx. 20.2 acres) located at Seminole Trace, Palm, Coast, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control all emergent, submersed, floating aquatic vegetation and algae.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only state approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will provide proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start-up fee of ten percent of the remaining contract balance. This start-up fee will be paid before additional treatments are made by the contractor. This start-up fee is necessary because of regrowth of aquatic vegetation.

This contract will be renewed automatically annually but may be canceled by either party with sixty days' written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

***Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Melina M. Storch

Future Horizons, Inc. Signature

Print Company Name of Signer

Future Horizons

Date

SECTION E



Landings CDD Northwest Tract

Date: 07-07-26

Name: Rich Gray

Phone: (904)759-8890

Email: rgray@rmsnf.com

Address: Citation boulevard

City/State/Zip: Palm Coast, FL 32164

This agreement, made by and between Lake Pros, LLC ("Contractor") and, Landings CDD Northwest Tract ("Owner") includes:

-Monthly Lake Maintenance Agreement-

Monthly Lake Maintenance Service for **nine (9)** ponds totaling a minimum of twelve **(12)** service visits per year

- Algae and Aquatic Weed Control
- Border Grass and Brush Control
- Underwater and Floating Vegetation Control
- Casual Debris and Trash Removal
- Treatment and Inspection Reporting
- Stormwater Structure Inspections & Grate Cleaning

Monthly Lake Maintenance Investment: \$800.00 per month



3885 Shader Road, Orlando, Florida 32808

Terms and Conditions:

1. LAKE PROS monthly treatments include EPA certified herbicides applications, beneficial bacteria, casual debris clean up, and structure monitoring. Services outside of the maintenance scope will be subject to a one-time fee that is agreed upon by the CUSTOMER in writing.
2. Debris clean-up is limited to casual debris: such as cups, cans, bags, and other non-natural materials along the shoreline. Debris Clean-up service does NOT include extensive debris and trash cleanup in the event of a major storm event. (Example: Hurricane). Does NOT include construction debris, tires, shopping carts, and other large, discarded debris.
3. This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing.
4. Invoices submitted for work completed shall be paid within 30 days of receipt. If payment has not been received within 30 days, invoices will accrue an interest at 2% per month. After two consecutive months without receiving payment, the account will be put on hold.
5. CUSTOMER understands that the annual investment amount has been spread out over a twelve-month period. If the CUSTOMER puts the account on hold, or LAKE PROS puts the account on hold due to lack of payment, an additional start-up fee may be required.
6. LAKE PROS will maintain insurance coverage, which includes General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
7. The Customer agrees to inform LAKE PROS in writing if any lake or pond areas have been, or are scheduled, to be mitigated (planted with required or beneficial aquatic vegetation). Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the agreement.
8. If at any time during the agreement, the customer is not satisfied with LAKE PROS service, the customer can cancel the agreement with a 30-day written notice.
9. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. LAKE PROS will notify the customer of such restriction. It shall be the customer's responsibility to observe the restrictions throughout the required period. The customer understands and agrees that, notwithstanding any other provision of the agreement, LAKE PROS does not assume any liability for failure by any party to be notified of, or to observe. The above regulations.
10. LAKE PROS shall not be responsible for acts beyond our control. These include, but aren't limited to, adverse weather conditions, Acts of God, Strikes, government regulations or order, acts of vandalism, theft or third-party actions.
11. The customer warrants that he or she is authorized to execute the water management agreement on behalf of the riparian owner and to hold LAKE PROS harmless for consequences of such service not arising out of the sole negligence of LAKE PROS.
12. LAKE PROS agrees to hold the customer harmless from any loss, damage, or claims arising out of the sole negligence of LAKE PROS. However, LAKE PROS shall in no event be liable to the customer or others indirect, special or consequential damages resulting from any cause whatsoever.
13. Water use restrictions ensuing treatment are rarely required. If required, LAKE PROS will notify the customer in writing. LAKE PROS will not be held responsible if customer fails to follow water use restrictions.

Customer Acceptance:

"OWNER"

"CONTRACTOR"

Lake Pros, LLC

Signature: _____

Signature: _____

Print: _____

Print: Chad Bass

Date: _____

Date: 07/07/2026

3885 Shader Road, Orlando, Florida 32808

SECTION F



Landings CDD Southwest Tract

Date: 07-07-26

Name: Rich Gray

Phone: (904)759-8890

Email: rgray@rmsnf.com

Address: Citation boulevard

City/State/Zip: Palm Coast, FL 32164

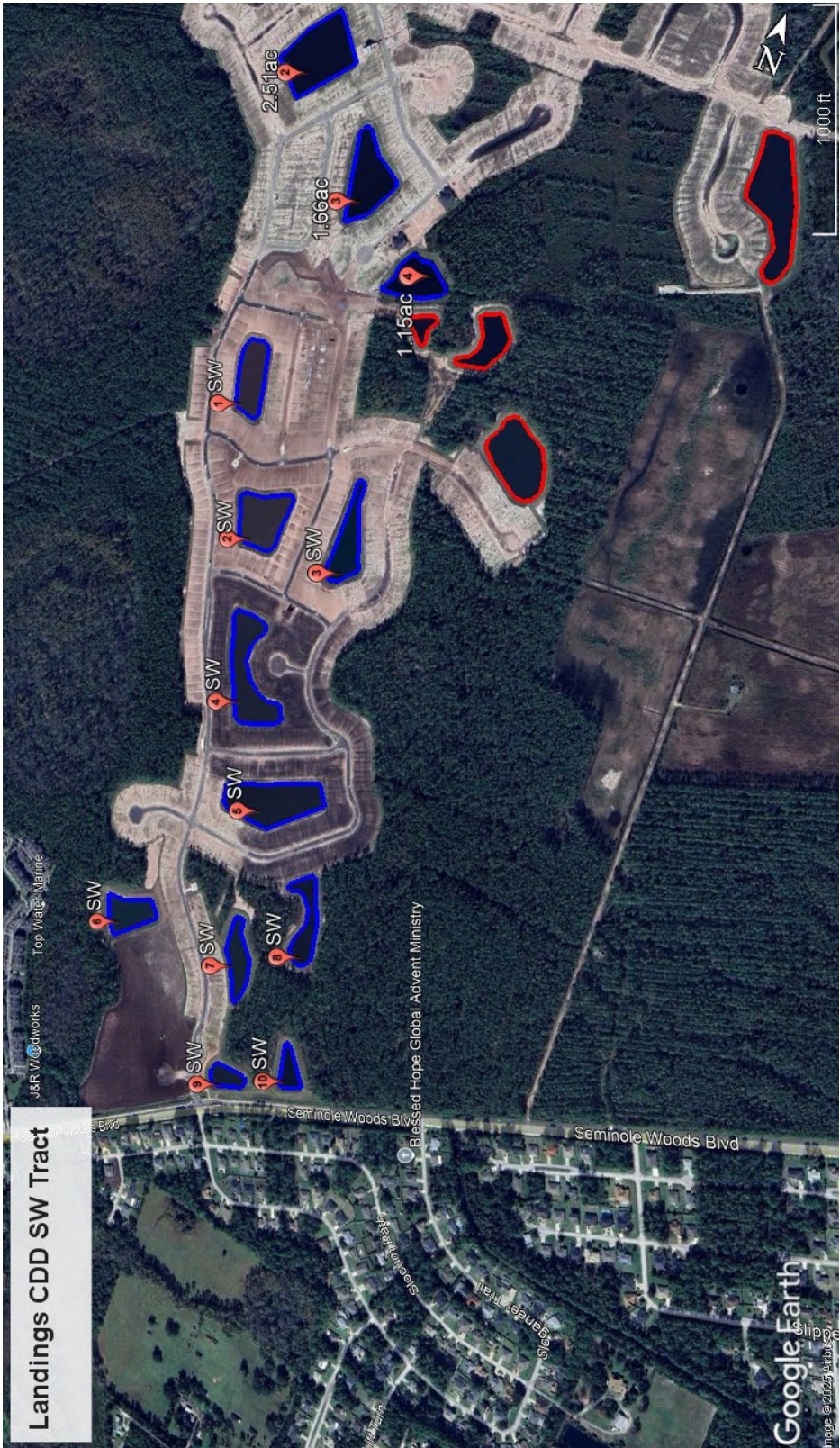
This agreement, made by and between Lake Pros, LLC ("Contractor") and, Landings CDD Southwest Tract ("Owner") includes:

-Monthly Lake Maintenance Agreement-

Monthly Lake Maintenance Service for **fourteen (14)** ponds totaling a minimum of **twelve (12)** service visits per year

- Algae and Aquatic Weed Control
- Border Grass and Brush Control
- Underwater and Floating Vegetation Control
- Casual Debris and Trash Removal
- Treatment and Inspection Reporting
- Stormwater Structure Inspections & Grate Cleaning

Monthly Lake Maintenance Investment: \$1,088.00 per month



3885 Shader Road, Orlando, Florida 32808

Terms and Conditions:

1. LAKE PROS monthly treatments include EPA certified herbicides applications, beneficial bacteria, casual debris clean up, and structure monitoring. Services outside of the maintenance scope will be subject to a one-time fee that is agreed upon by the CUSTOMER in writing.
2. Debris clean-up is limited to casual debris: such as cups, cans, bags, and other non-natural materials along the shoreline. Debris Clean-up service does NOT include extensive debris and trash cleanup in the event of a major storm event. (Example: Hurricane). Does NOT include construction debris, tires, shopping carts, and other large, discarded debris.
3. This agreement shall automatically renew for its original term on the anniversary starting date of this contract. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing.
4. Invoices submitted for work completed shall be paid within 30 days of receipt. If payment has not been received within 30 days, invoices will accrue an interest at 2% per month. After two consecutive months without receiving payment, the account will be put on hold.
5. CUSTOMER understands that the annual investment amount has been spread out over a twelve-month period. If the CUSTOMER puts the account on hold, or LAKE PROS puts the account on hold due to lack of payment, an additional start-up fee may be required.
6. LAKE PROS will maintain insurance coverage, which includes General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
7. The Customer agrees to inform LAKE PROS in writing if any lake or pond areas have been, or are scheduled, to be mitigated (planted with required or beneficial aquatic vegetation). Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of the agreement.
8. If at any time during the agreement, the customer is not satisfied with LAKE PROS service, the customer can cancel the agreement with a 30-day written notice.
9. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. LAKE PROS will notify the customer of such restriction. It shall be the customer's responsibility to observe the restrictions throughout the required period. The customer understands and agrees that, notwithstanding any other provision of the agreement, LAKE PROS does not assume any liability for failure by any party to be notified of, or to observe. The above regulations.
10. LAKE PROS shall not be responsible for acts beyond our control. These include, but aren't limited to, adverse weather conditions, Acts of God, Strikes, government regulations or order, acts of vandalism, theft or third-party actions.
11. The customer warrants that he or she is authorized to execute the water management agreement on behalf of the riparian owner and to hold LAKE PROS harmless for consequences of such service not arising out of the sole negligence of LAKE PROS.
12. LAKE PROS agrees to hold the customer harmless from any loss, damage, or claims arising out of the sole negligence of LAKE PROS. However, LAKE PROS shall in no event be liable to the customer or others indirect, special or consequential damages resulting from any cause whatsoever.
13. Water use restrictions ensuing treatment are rarely required. If required, LAKE PROS will notify the customer in writing. LAKE PROS will not be held responsible if customer fails to follow water use restrictions.

Customer Acceptance:

"OWNER"

"CONTRACTOR"

Lake Pros, LLC

Signature: _____

Signature: _____

Print: _____

Print: Chad Bass

Date: _____

Date: 07/07/2026

3885 Shader Road, Orlando, Florida 32808

SECTION VII

SECTION A



YELLOWSTONE
LANDSCAPE

**Landings CDD
Ponds - Northwest
Tract**

**LANDSCAPE
MAINTENANCE
2026-2027**

Prepared By:

Samuel Ruiz
Yellowstone Landscape

Prepared For:

Richard Gray
GMS-NF, LLC

Excellence

IN COMMERCIAL LANDSCAPING

EXECUTIVE SUMMARY

Understanding Your Needs

After carefully assessing the landscape at **Landings CDD Ponds - Northwest Tract**, we recognize your specific challenges include aging irrigation infrastructure, inconsistent seasonal color displays, and erosion issues along the main entrance. As a property that demands peak performance from your landscape, maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Maintenance of 9 retention ponds - 32 occurrences annually.
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

Your annual investment of **\$14,520.00** provides exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on **08/ 01 / 2026**, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

WELCOME FROM OUR CEO

Richard Gray
GMS-NF, LLC

RE: Landings CDD Ponds - Northwest Tract



On behalf of the thousands of Yellowstone Landscape Professionals across the United States, I want to thank you for considering us as your commercial landscape maintenance partner. It is truly an honor to be invited to care for the outdoor spaces that matter most to you, your community, and the people you serve.

For more than two decades, Yellowstone Landscape has been dedicated to one mission: delivering ***Excellence in Commercial Landscaping***. That commitment lives in the work of our teams every day - whether we're maintaining the beauty of a homeowners association, enhancing a corporate campus, or preserving the landscapes of our public institutions.

What makes Yellowstone Landscape unique isn't just the scale of our operations across the country. It's the pride and professionalism of the people who wear our logo. From the crews on your property each week to the specialists supporting irrigation, tree care, and enhancements, we share a common purpose - to ensure your landscape not only looks its best, but also functions in ways that make your property safer, more welcoming, and more sustainable.

We are grateful for the opportunity to earn your trust and to demonstrate why so many organizations rely on Yellowstone Landscape as their partner of choice.

Sincerely,

Harry Lamberton

Harry Lamberton
President & Chief Executive Officer
Yellowstone Landscape



OUR APPROACH



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.



EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.



The Result: Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.

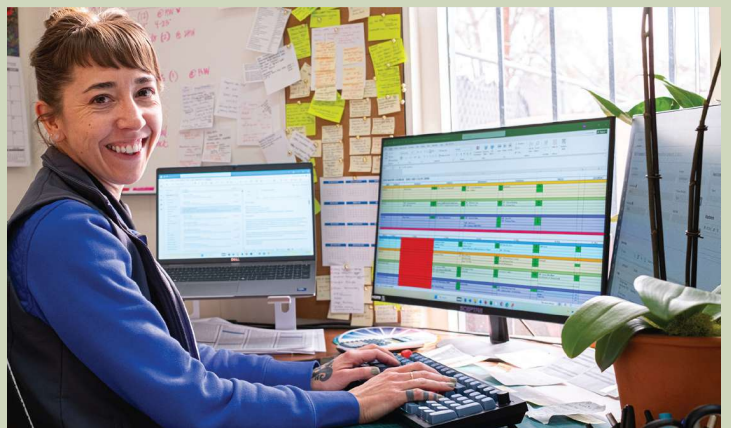
SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.





INVESTMENT & AGREEMENT



INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
\$14,520.00	\$1,210.00

Key Terms & Conditions

Agreement Overview

This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **\$14,520.00** billed in equal monthly installments of **\$1,210.00**
- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial **12-Month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs, mulch installation, and seasonal color are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Termination

- Either party may terminate with cause after 30 days' written notice
- Payment due for all services performed through termination date
- Yellowstone not responsible for conditions beyond our control (drought, extreme weather, etc.)

INVESTMENT & AGREEMENT

Compensation Schedule

Landings CDD Ponds - Northwest Tract agrees to pay Yellowstone Landscape **\$14,520.00** in equal monthly installments billed in the amount of **\$1,210.00** upon receipt of invoice.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Richard Gray

Rob Tetrault

Rob Tetrault

Regional Vice President, Yellowstone Landscape

Billing Information

Customer Name/Legal Entity:GMS-NF, LLC

C/O Management Company:GMS/RMS

Accounts Payable Contact:Rich Gray

Accounts Payable Email: rgray@rmsnf.com

Accounts Payable Address: [Deal.BillingAddress1]

Accounts Payable City: [Deal.BillingCity]

Accounts Payable State: [Deal.BillingState]

Accounts Payable Zip:[Deal.BillingZip]

Accounts Payable Phone:9047598890



ABOUT YOUR NEW PARTNER



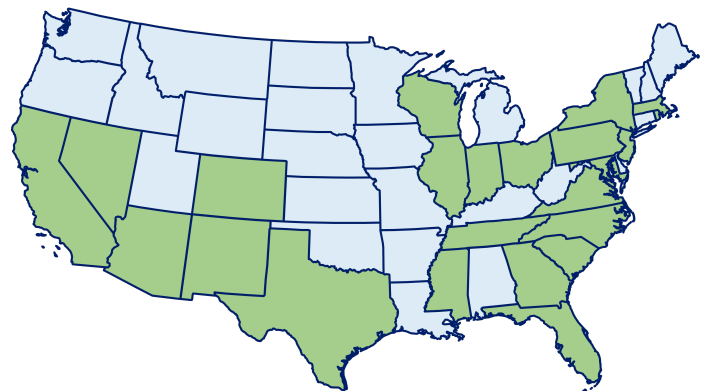
COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commercial landscaping companies, proudly serving clients across the country through a network of local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.



75%

of Supervisory and Management roles filled with internal promotions create stability and longevity in our leadership team

65

National Landscape Awards of Excellence presented to our projects across the country in the past twenty years

National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.

7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.





APPENDIX



TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

TERMS AND CONDITIONS

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" within this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

TERMS AND CONDITIONS

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or their enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.



YELLOWSTONE
LANDSCAPE

Excellence

IN COMMERCIAL LANDSCAPING

THANK YOU

Prepared By:
Samuel Ruiz
Yellowstone Landscape

SECTION B



YELLOWSTONE
LANDSCAPE

**Landings CDD
Ponds -
Southwest Tract**

**LANDSCAPE
MAINTENANCE
2026-2027**

Prepared By:

Samuel Ruiz
Yellowstone Landscape

Prepared For:

Richard Gray
GMS-NF, LLC

Excellence

IN COMMERCIAL LANDSCAPING

EXECUTIVE SUMMARY

Understanding Your Needs

After carefully assessing the landscape at **Landings CDD Ponds - Southwest Tract**, we recognize your specific challenges include aging irrigation infrastructure, inconsistent seasonal color displays, and erosion issues along the main entrance. As a property that demands peak performance from your landscape, maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Maintenance of 14 retention ponds for 32 occurrences annually.
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

Your annual investment of **\$23,400.00** provides exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on **08/01/2026**, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

WELCOME FROM OUR CEO

Richard Gray
GMS-NF, LLC

RE: Landings CDD Ponds - Southwest Tract



On behalf of the thousands of Yellowstone Landscape Professionals across the United States, I want to thank you for considering us as your commercial landscape maintenance partner. It is truly an honor to be invited to care for the outdoor spaces that matter most to you, your community, and the people you serve.

For more than two decades, Yellowstone Landscape has been dedicated to one mission: delivering ***Excellence in Commercial Landscaping***. That commitment lives in the work of our teams every day - whether we're maintaining the beauty of a homeowners association, enhancing a corporate campus, or preserving the landscapes of our public institutions.

What makes Yellowstone Landscape unique isn't just the scale of our operations across the country. It's the pride and professionalism of the people who wear our logo. From the crews on your property each week to the specialists supporting irrigation, tree care, and enhancements, we share a common purpose - to ensure your landscape not only looks its best, but also functions in ways that make your property safer, more welcoming, and more sustainable.

We are grateful for the opportunity to earn your trust and to demonstrate why so many organizations rely on Yellowstone Landscape as their partner of choice.

Sincerely,

Harry Lamberton

Harry Lamberton
President & Chief Executive Officer
Yellowstone Landscape



OUR APPROACH



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attention from experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.



EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.



The Result: Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.

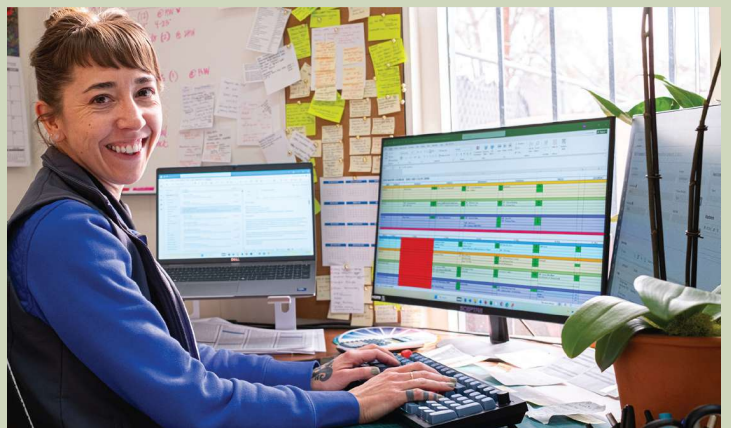
SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.





INVESTMENT & AGREEMENT



INVESTMENT & AGREEMENT

ANNUAL INVESTMENT	MONTHLY INSTALLMENT
\$23,400.00	\$1,950.00

Key Terms & Conditions

Agreement Overview

This summary highlights important aspects of our service agreement. The complete terms and conditions are available in the appendix.

Our Commitment to You

- We provide all labor, materials, equipment, and supervision necessary for the services outlined in this proposal
- All work will be performed according to standard landscape maintenance practices by properly licensed personnel
- We maintain comprehensive insurance coverage including general liability, auto, and workers' compensation
- We stand behind our work with a 90-day warranty on workmanship and plant materials

Your Investment

- Annual service fee: **\$23,400.00** billed in equal monthly installments of **\$1,950.00**
- Payment terms: Due upon receipt of monthly invoice
- Contract term: Initial **12-Month** period with automatic renewal unless terminated

Additional Services

- Services beyond the scope of this agreement require written approval
- Emergency services available with 24-hour response capability
- Irrigation repairs, mulch installation, and seasonal color are provided at additional cost

Service Assurance

- Regular property inspections with written documentation
- Responsive communication with your dedicated Account Manager
- Environmental compliance with all applicable regulations
- Guarantee to correct any service deficiencies promptly

Termination

- Either party may terminate with cause after 30 days' written notice
- Payment due for all services performed through termination date
- Yellowstone not responsible for conditions beyond our control (drought, extreme weather, etc.)

INVESTMENT & AGREEMENT

Compensation Schedule

Landings CDD Ponds - Southwest Tract agrees to pay Yellowstone Landscape **\$23,400.00** in equal monthly installments billed in the amount of **\$1,950.00** upon receipt of invoice.

Charges will increase by **3%** at the commencement of each additional automatic twelve (12) month renewal term per the agreement renewal terms of this agreement. Charges for plant materials and ground coverings are subject to change based on market price fluctuations.

The Terms and Conditions following and the Appendices attached hereto constitute part of this agreement.

Richard Gray

Rob Tetrault

Rob Tetrault

Regional Vice President, Yellowstone Landscape



ABOUT YOUR NEW PARTNER



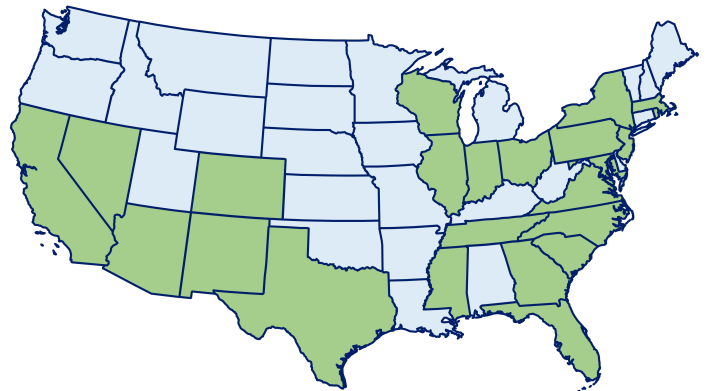
COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commercial landscaping companies, proudly serving clients across the country through a network of local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.



National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.

75%

of Supervisory and Management roles filled with internal promotions create stability and longevity in our leadership team

65

National Landscape
Awards of Excellence
presented to our
projects across the
country in the past
twenty years



7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.



APPENDIX



TERMS AND CONDITIONS

Entire Agreement: This Landscape Management Agreement ("Agreement") contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape's (hereinafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. In the event additional fences, pools or other structures are installed on Client's Property during the Initial Term or any subsequent term of this Agreement, pricing will be adjusted to reflect those additional structures in accordance with the rates used for the Compensation Schedule. Pricing for flowers and mulch will be reviewed on an annual basis. Notwithstanding the foregoing or anything to the contrary herein, Yellowstone also reserves the right to charge Client additional charges for additional services provided by Yellowstone to Client, whether requested or incurred by Client, which may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Client of any such changes. Client's failure to object to such changes via written notice within 30 days shall be deemed to be Client's affirmative consent to such changes.

All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). To the extent applicable standard landscape maintenance practices conflict with conservation mandates, Yellowstone Landscape will furnish the Services in a manner consistent with such conservation mandates and/or state or local regulations. Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including, but not limited to, plans, specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services. In no event shall Yellowstone guarantee or provide Warranty for any work or services provided by a third party.

Access: Access during normal business hours and other reasonable periods of time, including, but not limited to, when necessary for after-hours emergencies, shall be furnished to areas necessary to complete work or related functions as outlined in this Agreement in a safe and efficient manner. Client will notify Yellowstone Landscape in writing of any limitation on access to the Property as soon as possible, and in any event at least 48 hours prior to any scheduled delivery of services, goods, or materials. If access is not available, Client will be notified via email and a visit charge may be assessed.

Utilities: All utilities shall be provided by the owner of the Property or Client.

Bio-Hazards: Yellowstone Landscape shall not be responsible for policing, picking up, removing or disposing of certain materials that may be bio-hazards at the Property. This includes, but is not limited to, items such as hypodermic needles (Sharps/needles), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids and will not be handled by Yellowstone Landscape employees or contractors at any time. Yellowstone Landscape shall only be obligated to report/communicate any observations of potential bio-hazards to Client for the appropriate removal by others, unless otherwise arranged.

Change in Ownership: Client shall provide written notice to Yellowstone Landscape of any proposed change in the ownership or management of the Property at least 30 days prior to the effective date of any such change. A change in the ownership or management of the Property shall not relieve Client of its obligations hereunder, including, but not limited to, the payment of any amounts due, or to become due, hereunder.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3% or the annual CPI percentage increase, whichever is greater, at the commencement of each additional automatic twelve (12) month renewal term.

TERMS AND CONDITIONS

Termination: If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of such a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing. Yellowstone may terminate this agreement at any time upon 30 days' written notice to Client. Upon termination of this Agreement for any reason, Client shall pay Yellowstone for all Services performed to the effective date of termination.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" within this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to the address indicated on the invoice. In addition, if the Services include pricing for work including, but not limited to, mulch, pine straw, chemicals, flowers, irrigation or any other type of seasonal or periodic work ("Periodic Work"), and this Agreement is terminated early for any reason, whether during the Initial Term or any subsequent term after such work has been performed, Client shall owe Yellowstone for the full contract value of such Periodic Work, notwithstanding any agreement to spread such payment over a longer period.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. Yellowstone and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Flagler County, Florida for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Flagler County, Florida. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Flagler County, Florida.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance. Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. If requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

TERMS AND CONDITIONS

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for economic, incidental, consequential, special or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation). Yellowstone shall not be responsible for any damage to structures, including, but not limited to, foundations, fences, siding, light poles, decks, signage, air conditioning units, lamp posts, curbs, or similar structures that do not have a minimum buffer of mulch, planting bed space, or other barren or unmaintained area of sufficient size to offer protection to such structures from damage from mowers, weed-trimming lines, or other maintenance equipment (if not otherwise specified and agreed, a minimum of 8 inches). Likewise, Yellowstone will not be responsible for any damage to any cables, wires, irrigation components, or similar items not buried to specification in the event they are damaged during the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Increased Costs/Additional Services: Yellowstone reserves the right, and Client acknowledges that it should expect Yellowstone to increase or add charges payable by Client hereunder during the Initial Term or any Renewal Term: (i) for any changes or modifications to, or differences between, the actual Services provided by Yellowstone to Client and those specified on the Compensation Schedule; (ii) for any increase in fuel cost, raw material cost, fertilizer or chemical cost, regulatory cost recovery charge, environmental charge, and/or any other charges included or referenced in the Compensation Schedule (which charges are calculated and/or determined on an enterprise-wide basis, including Yellowstone and all affiliates); and (iii) to cover increased costs due to: uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or their enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, pandemics or other widespread illness, or acts of God such as floods, fires, hurricanes and natural disasters. Increases to charges specified in this section may be applied singularly or cumulatively and may include an amount for Yellowstone's operating or profit margin. Client acknowledges and agrees that any increased charges under this section are not represented to be solely an offset or pass through of Yellowstone's costs.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Prevailing Provisions: In the event of any inconsistency between any terms set out herein and any exhibit, annex, schedule, proposal, or other document attached hereto, the Terms and Conditions of this Agreement shall prevail.

Vehicle Recording Devices: Client acknowledges and agrees that Yellowstone's vehicles may contain recording devices, and both video and audio recordings may be made during the provision of services hereunder.



YELLOWSTONE
LANDSCAPE

Excellence

IN COMMERCIAL LANDSCAPING

THANK YOU

Prepared By:
Samuel Ruiz
Yellowstone Landscape

SECTION C

Landings CDD Ponds

Northwest and Southwest Tracks - 23 Total Ponds





Landscape Maintenance Proposal

Property Name: Landings CDD
Southwest Track 14 Ponds

July 7th, 2026

<u>Services</u>	<u>Frequency</u>	<u>Amount</u>
Southwest Track - 14 Ponds **Mowing and String Trimming to water's edge.	32	\$59,905.00
MONTHLY INVESTMENT		<u>\$4,992.08</u>
ANNUAL INVESTMENT		<u>\$59,905.00</u>

Start Date: Aug. 1, 2026

Landings CDD Ponds

Southwest Track 14 Ponds



SECTION D



Landscape Maintenance Proposal

Property Name: Landings CDD
Northwest Track 9 Ponds

July 7th, 2026

<u>Services</u>	<u>Frequency</u>	<u>Amount</u>
Northwest Track - 9 Ponds **Mowing and String Trimming to water's edge.	32	\$40,000.00
MONTHLY INVESTMENT		<u>\$3,333.33</u>
ANNUAL INVESTMENT		<u>\$40,000.00</u>

Start Date: Aug. 1, 2026

Landings CDD Ponds

Northwest Track 9 Ponds



SECTION E

The Landings CDD

2026 Landscaping Proposal



Prepared by

Brad Long and Chris Charbonneau

Business Development

Proposal Issued

6/24/26

June 24, 2026

Rich Gray
GMS/RMS
Palm Coast, FL

RE: The Landings CDD – Pond Landscaping Maintenance

Dear Mr. Gray,

BrightView is pleased to submit a professional landscape proposal for The Landings CDD. Based on our history servicing properties similar to The Landings CDD, as well as BrightView's 70-year service history, we will focus on being pro-active, providing consistent, high-quality service, maintaining plant material health, strong contractor capabilities, fair pricing, and constant, written communication between your office, and our local BrightView branch.

The enclosed proposal was developed based on feedback and our experience. Our skilled team will continue to achieve your landscape goals and keep your property looking its best. Again, our service commitment will include these areas as a high priority:

Priority item #1: Plant Material Health screams "Curb Appeal" to Current and Prospective Residents as well as Management. BrightView feels and understands your concern when residents and visitors notice the lack of green color in the turf, dead palm fronds, bed weeds and the like. Healthy turf is a deep, dark green color signifying proper nutrients, appropriate irrigation and fertilization, as well as the care and pride of the community. We also understand the concern for following the "Florida Best Management Practices" directives established by the University of Florida. Items such as proper fertilization techniques, minimizing grass clippings into retention ponds, proper mowing and trimming techniques, and community landscape enhancement plantings. We further understand that trees and shrubs are expected to be healthy, upright, vigorous and colorful. To these ends, we will use the latest fertilizer formulations, irrigation techniques and Florida Friendly maintenance practices to achieve this high-level curb appeal, with details presented later in this proposal.

Priority item #2: Communication. Communication between your Property Manager, and BrightView will either make or break our contract. All the best intentions and service capabilities are useless if we do not communicate clearly with you. Our proposal will refer to specific reporting tools such as property management reports, irrigation inspection reports, and site-specific enhancement ideas. These written reports, along with monthly property walks, will demonstrate not only our ability to keep the board informed of our services, but demonstrate our care and concern to constantly improve The Landings CDD's landscape investment.

Priority item #3: Vendor Capabilities and Pricing. Vendor Capabilities and Pricing together reflect the Ultimate Outcome of your Satisfaction. Too few hours on the job means services go missed. Inadequate training and service practices result in unsightly "curb appeal". Rest assured, BrightView has extensive employee training, initial job assessment techniques, and a "value-driven" pricing program that results in a quality performance and customer satisfaction level second to none in the industry. All of this means our price and our service level is driven by your desired outcome for the property. Please note that our pricing that follows will be tied directly to your service expectations. As an added bonus, our Digital Design studio is offered to all our clients at no additional charge to provide digital renderings of any upcoming landscape project you have in mind.

As an experienced partner delivering both local expertise and national resources, we understand how a well-maintained landscape attracts people, adds to your property value and contributes to your success. When you partner with BrightView, you will have a team of local professionals dedicated to the careful stewardship of your landscape and its enduring beauty and value.

Thank you for the opportunity to submit this proposal. I will follow up with you in the next few days to answer any questions you may have. Feel free to contact me at (904) 891-7333 or by email at Brad.Long@BrightView.com.

Sincerely,

Brad Long

Brad Long
Business Developer

Results in the First 30 Days

Our goal is to show a noticeable difference within the first 30 days on the job. Through our onsite inspections, property reviews and conversations with you and your team, together we will construct service, communication, and action plans best suited for The Landings CDD. Listed below are tasks we will fulfill in the first 30 days based on priorities you have already identified.

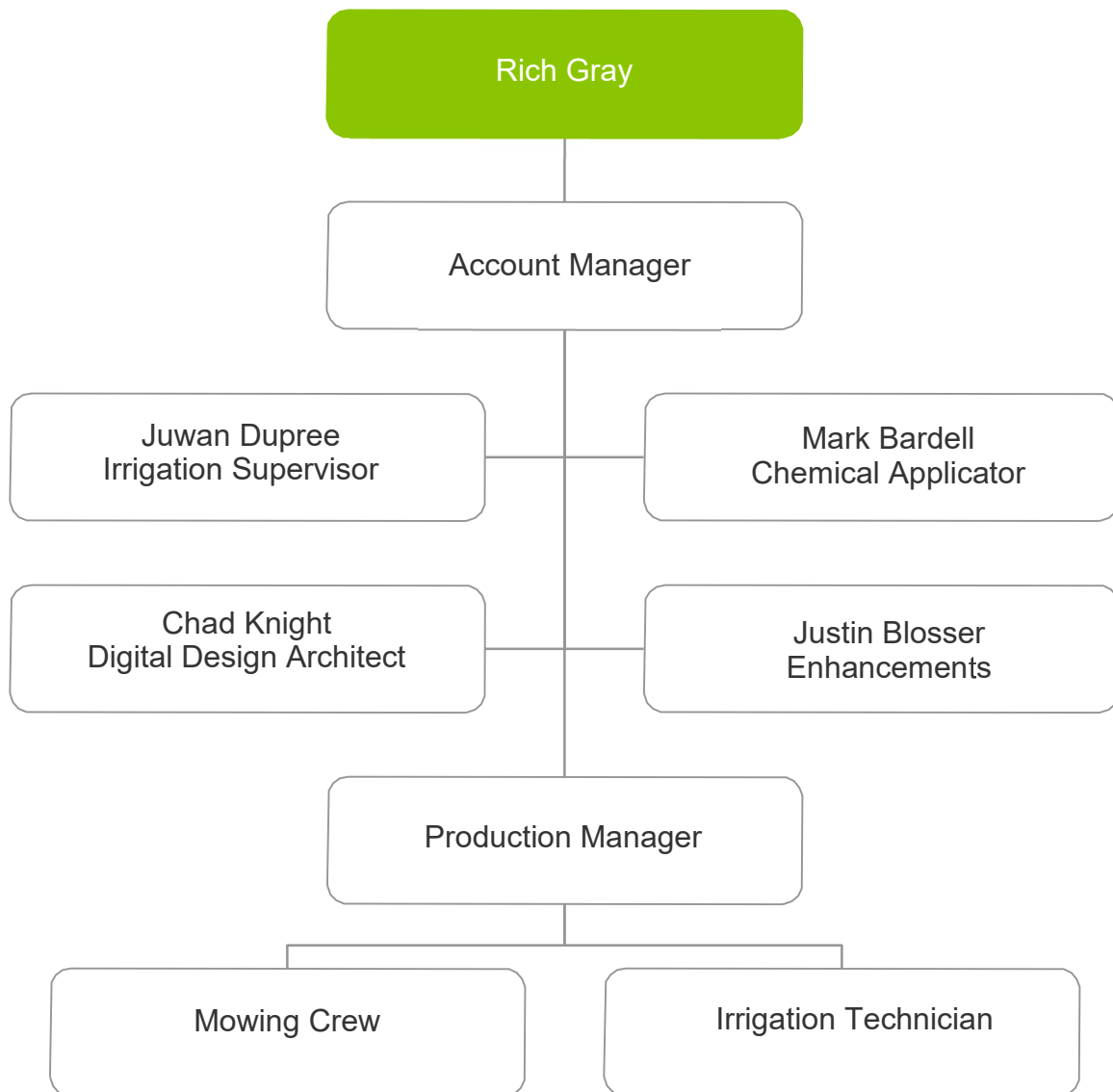
Irrigation - Perform a thorough inspection of the systems and components. - Map the system showing locations of major components and zone coverage. - Sample the soil and adjust watering schedule for desired moisture. - Recommend necessary repairs and upgrade. - Identify water shutoffs in event of emergency.	Shrubs and Beds - Remove weeds. - Prune all shrubs. - Eliminate sucker growth and volunteer plantings from beds. - Apply insect and disease control practices to plant material. - Propose solutions for dead plant replacements.	Safety - Trim plant material blocking line of sight to buildings and facilities. - Identify obstacles in the path of motion for production teams. - Identify trip hazards created by plant or tree growth. - Provide proposal to ensure tree canopies are above the height of vehicles in parking areas. - Identify drainage problems and propose solutions.
Communication - Introduce Account Manager and key staff. - Walk site with Property Manager and BrightView team. - Determine your preferred communication methods. - Schedule key production cycles. - Deliver all key contact information for the team.	Turf - Apply Broadleaf Weed Control. - Develop customized fertilization program. - Apply blanket coverage of chinch bug suppression agent. - Apply Pre-emergent weed control to inhibit new growth.	Trees - Provide proposal to elevate canopies for clearance and safety. - Repair tree wells as needed. - Propose to replace or repair improperly installed or damaged tree stakes. - Provide an extensive plan for preserving and maintaining legacy trees.



Personnel and Experience

Your Team

The crew hand selected to maintain The Landings CDD has the skills and experience necessary to meet your specific needs and expectations. Meet your team:



Your Team Explained

We spent a great deal of time and effort to inspect, walk and measure the entirety of The Landings CDD. Over the past few weeks, we have developed an operational plan for a weekly presence at The Landings CDD designed to merge efficiency with your expectations and the needs of the community OUTLINED IN YOUR RFP.

Mow Crew

This crew will move through the community to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events the next available day will be utilized to complete operations with additional crews as needed.

Detail & Pruning Crew

This crew is dedicated to the maintenance and shaping of plant material. Their duties will include ornamental, shrub and tree care along with site policing and weed removal. They will be on property every day of the week, and they will progress through the community each month.

Account Manager

Owner of The Landings CDD relationship. They are your primary point of contact for the management team and Board members for all services. They will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with the community staff and leadership. The Account Manager creates company mandated Quality Site Assessment or QSA, for your property. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Manager

These crew managers will be on site with crew and are the right hand of the Account Manager. They will provide leadership and supervision to the field crews above, along with directing daily operational movement to cover specific work orders communicated to us by The Landings CDD team and the Account Manager.

Ancillary Services: Chad Knight

There are several teams external to the community's on-site team that will handle a portion of the work load specific to their expertise. Tree Care outside of ground clearance, palm pruning will be handled by Tree Care Crews as scheduled. Seasonal color bed and mulch installations and maintenance will be handled by our Enhancement Department. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well. Chemical applications for fertilization, insects, and specific weed control products will be handled by Spray Technician who use specialized equipment to move through the site in a more efficient manner.

Riverwood by Del Webb Community Association, Inc.
1775 River Run Blvd
Ponte Vedra, FL 32081

Del Webb
PONTE VEDRA

April 14, 2023

Del Webb eTown
Attn: Board of Directors
11246 Town View Dr
Jacksonville, FL 32256

RE: BrightView – Professional Reference

Dear Board of Directors,

My name is Scott Jefferson, and I have managed Del Webb Ponte Vedra for the past 8 years. During my tenure, I have worked with three (3) different common area landscape companies. I have worked with a good many more throughout my long career in the business.

BrightView, who took over our common area landscape operations at the turn of this year, has proven themselves to be of the highest caliber. They have exceedingly competent professionals within the ranks of their leadership team. They communicate well – which is necessary to ensure best outcomes.

Since engaging their services, they have done great work in the community. Our grounds present very well. The landscape lines are sharp, the plants and trees maintained, and the grass kept well-manicured. Worthy of additional note, BrightView introduced a proprietary work order/proposal tracking system that is user-friendly and that helps keep pending/completed matters organized and readily accessible.

Our assigned account manager is knowledgeable, easy to work with, and always available to us to address the myriad of items that inevitably arise when overseeing such a large-scale property as ours is.

Ultimately, our residents and board are very pleased with what Brightview brings to the table. Their good work shows daily. We would recommend them to other homeowner associations who are seeking a professional landscape company that produces consistent, high-quality work.

Sincerely,



SCOTT M. JEFFERSON, LCAM
Community Association Manager
Direct 904.834.3400
Email scott.jefferson@fsresidential.com
www.delwebbpv.com



Rizzetta & Company
Professionals in Community Management

2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084
p: 904.436.6270
rizzetta.com

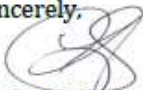
August 11, 2022

To Whom It May Concern,

Please accept this letter as my recommendation for BrightView Landscape Services, Inc.. I have worked closely with BrightView in numerous Community Development Districts over the past several years and have found Rodney Hicks and his team to provide a professional, responsive, and superior level of service. This BrightView team delivers an unmatched level of communication and consistently proves to be reliable, setting them apart. They have provided exceptional response times to both irrigation issues and storm related tree damage. This team assisted with the installation of a new pump station and has played an integral role in not only assessing irrigation damage during a major construction project, but also formulating a plan to prevent further damage and complete repairs.

Based on my experience with BrightView Landscape, under the direction of Rodney Hicks as Branch Manager, I would recommend them without hesitation for any landscape or irrigation work.

Sincerely,



Lesley Gallagher
District Manager
Lgallagher@rizzetta.com
Cell: 904-669-4840

Area References

Marsh Creek Master Association

Property Address: St Augustine, FL

Customer Since: 2017

Services Provided: Landscape and Irrigation Installation, and Maintenance, Enhancements, Fertilization, Pest Control,

Contact Dottie Kriner dkriner@mayresort.com or 904.461.9708



Heritage Landing CDD

Property Address: St Augustine, FL

Customer Since: 2001

Services Provided: Landscape Maintenance, Enhancements, Fertilization, Pest Control, Irrigation Services

Contact Melissa Dobbins mdobbins@rizzetta.com or 904.436.6270



Julington Creek Plantation (CDD)

Property Address: Jacksonville, FL

Customer Since: 2015

Services Provided: Landscape and Irrigation Installation and Maintenance, Landscape Design and Enhancement

Contact Jeff Branch jbranch@jpcdd.org or 904.347.0602



Del Webb Nocatee

Property Address: Nocatee, Florida

Customer Since: 2021

Services Provided: Landscape and Irrigation Maintenance, Landscape Enhancement

Contact Nicole Pare Nicole.pare@pulte.com or 904.604.8219



Consistency in Quality Efficiently Delivered

Our goal is to consistently offer the best value in the marketplace by providing unmatched service, a customized approach focused on your specific priorities and a well-maintained landscape you and the community are proud of – all while meeting your predetermined budget parameters. Doing this requires operational excellence. The operational practices that allow us to consistently meet our customers' expectations include:

- **The industry's top talent** – When selecting teams for each property, we match the specific landscape needs with our most appropriately experienced talent. AtBrightView, we have a deep pool of talent. We recruit from the top horticultural and landscape schools in the country and have an all-encompassing training program that ensures our crews perform at their peak year-round.
- **State-of-the-art equipment** – Our crews operate high quality and well-maintained equipment and are trained to use the most effective tool for each task on your property. The result – a better end product achieved with greater efficiency and fewer injuries.
- **Horticultural excellence** – Plant material looks and performs its best when maintained properly. Our horticultural experts understand the science of landscape maintenance and will ensure the plant material on your property receives the proper care for each season and as unexpected circumstances arise.
- **Innovation** – Lead or follow; we choose to lead. BrightView seeks out and tests the latest technology so we can help our customers reduce operating costs, benefit from greater efficiencies and have all around healthier and higher performing plant material.
- **Systematic operations** – We deploy to ensure our crews focus on your priorities and important details are not overlooked. Our approach is to design the most effective path of motion for the work to be performed, specify the equipment to be used and supply our crew with detailed site plans that show their daily, weekly and monthly activities.
- **Continuous improvement** – We routinely evaluate for safety, quality and effectiveness in a persistent effort to be better today than we were yesterday.

Preserving the Value of Your Asset

The leader in innovative landscape maintenance solutions, we seek out ways to help our customers save money through more efficient and healthier landscapes. Our integrated practice allows us to offer our customers additional services that protect the landscape and add value to the asset. This provides you with the ease of working with your one trusted service provider, BrightView, and frees you up from having to manage multiple third-party consultants saving you time and money. Value-added services we offer that could benefit your property include:

- Highest percentage of Best Management Practices Certified Personnel in the industry
- Multiple Certified and Licensed Irrigation Managers
- 24 Hour Emergency Response
- Licensed Pest Control Services provider
- Digital Design Studio
- In-house nationally certified Tree Arborists



Saving Water Makes Cents

Water is money and every drop counts. Thus, we will water your plant material based on actual need, no more, no less. Our water management expertise has helped our customers save significant amounts of water, which translates to significant savings. We will start with a thorough assessment of your current irrigation system and offer our recommendations for better managing your water supply. This includes:

- Perform a detailed irrigation evaluation of your current system.
- Calculate potential savings based on past water usage and landscape needs.
- Create a customized water management plan that ensures uniform coverage, reduced runoff and efficient operation.
- Assess plant palette and make recommendations that can reduce overall water consumption.
- Recommend smart controller options appropriate for your property with detailed information on pricing, water savings and other additional benefits you can expect.
- Monitor existing and/or new system for stuck valves, breaks and other inefficiencies to prevent water-use waste and damage.



Irrigation management technology



Irrigation analysis

Emergency Response Team Ready When You Need Us

With hundreds of locations, we can dispatch faster than other landscape service providers in the event of a catastrophic situation, including but not limited to hurricanes, tornadoes / waterspouts, and severe weather.

When a catastrophe occurs, your local Branch Manager, Rodney Hicks, will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly, and safely serviced.

Resources from branch offices will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly.



Your Full-Service Landscape Expert

BrightView takes pride in providing the highest-quality landscape and snow services with a worry-free, dependable service commitment. As the nation’s leading landscape services company, we consistently bring excellent landscapes to life at thousands of clients’ properties, fostering collaborative relationships to drive clients’ success.

A full-service landscape company, BrightView can mobilize quickly to respond to special requests that may fall outside of the scope of landscape maintenance. In addition to landscape maintenance, our expertise extends to:

At every stage of your property’s lifecycle, BrightView is here to take care of your landscape.



Design	Develop	Maintain	Enhance
• Landscape Architecture & Planning • Design Build • Program Management	• Planting • Hardscaped • Pools & Water Features • Compliance • Tree Growing & Moving	• Landscape • Tree Care • Snow & Ice • Specialty Turf • Exterior Maintenance	• Enhancements • Sustainability • Water Management

E-Verified Employees

BrightView ID Number: 13026

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.



Personal Protection Equipment



Your Dedicated BrightView Crew - will always be in full uniform – company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, it gives a sense of safety to your residents and visitors who can instantly recognize our team members.

Uniforms Crew Leader – Landscape Services option A (Black logo on back of safety vest) *Preferred/Recommended



Uniforms Crew Worker – Landscape Services option B (Blue logo on back of safety vest)





Specifications and Pricing

THE LANDINGS CDD
LANDSCAPING PROPOSAL
TENTATIVE START DATE 8/1/26

We are committed to fulfilling the specific landscape needs of your property while providing the service you expect at a price point that fits your budget.

NORTHWEST TRACT

Base Management Monthly Price	\$ 1,122.00
Base Management Yearly Fee	\$ 13,464.00

Base Management pricing includes:

- 32 Grounds Maintenance Visits of 9 ponds
- Mowing, Weeding, Edging
- Blowing Debris

Total including all of the above monthly fee: \$ 1,122.00

Total including all of the above yearly total: \$ 13,464.00

SOUTHWEST TRACT

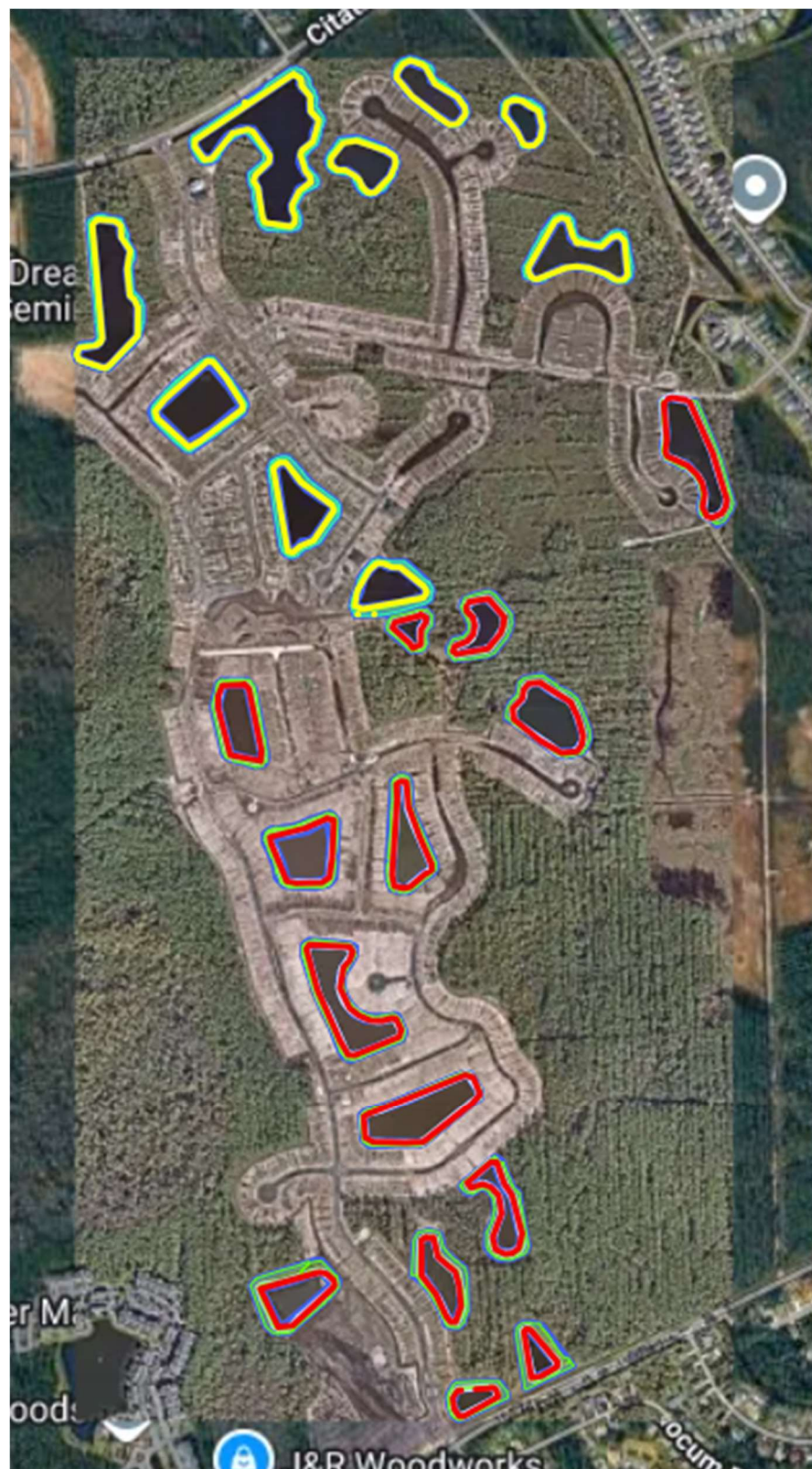
Base Management Monthly Price	\$ 1,640.00
Base Management Yearly Fee	\$ 19,680.00

Base Management pricing includes:

- 32 Grounds Maintenance Visits of 14 ponds
- Mowing, Weeding, Edging
- Blowing Debris

Total including all of the above monthly fee: \$ 1,640.00

Total including all of the above yearly total: \$ 19,680.00



BrightView Horticultural Calendar

Jacksonville

	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
	Horticulture Activities	January				February				March				April				May				June				July				August				September				October				November				December							
1	Turf																																																				
2	Mow																																																				
6	Ornamental																																																				
	Shrub cut backs (Azaleas)																																																				
9	Tree stake removal	On Going all year long																																																			
10	Limb ups																																																				
16	Ornamental grass shearing																																																				
17	Shub pruning																																																				
	Seasonal Color																																																				
20	4 changes																																																				
21	Agronomic Program (Turf)																																																				
22	24-0-10 with pre m																																																				
23	10-0-20 plus Talastar																																																				
24	30-0-17 plus Talstar/Arena																																																				
25	24-0-11																																																				
26	Bfen for Chinchbug Spot treatments																																																				
27	Lontrel /Mansion/Q-silver for turf weeds																																																				
	Optional turf weed is 24D Amine																																																				
32																																																					
33	Ornamental Program																																																				
34	Fertilization 13-0-13																																																				
35	Insect control as needed																																																				
36	Growth Regulator Cutless/Atrimmec																																																				
40	Merit Drench Axaleas, Crepes, etc.																																																				
41	Pre-emergent (beds)Snapshot/AqaCap																																																				
43	Irrigation																																																				
45	Summer adjustments																																																				
	Significantly reduce irrigation																																																				

- Turf
- Ornamental
- Seasonal Color
- Agronomic Turf
- Ornamental Program
- Irrigation
- Order material

Legend

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

SCOPE OF WORK:

Contractor shall furnish all horticultural supervision, labor, material, equipment and transportation required to maintain the landscape throughout the contract period, as specified herein.

LAWN CARE:

Mowing and Edging:

Lawns shall be mowed more frequently during the active growing season and as needed during other seasons. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety taking into account the season.

Clippings shall not be caught and removed from lawn area unless they are lying in swaths which may damage the lawn.

Edges shall be trimmed to maintain a neat appearance. Outside of focal areas, edging surfaces will alternate between hard surfaces and bed lines weekly.

Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turf grass.

Disease control:

Disease control is maintained through proper fertilization, mowing and water management. In the event that disease problems occur Contractor will use treatments to stop or slow progression of disease. This program does not include the prevention of disease with weekly or monthly applications of disease control products although such protection is available at substantial additional cost.

Insect control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. These treatments do not include the prevention of fire ant infestation which is available at added cost. Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included.

Currently, there is no effective nematode control product registered for use on landscapes.

Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf. Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. These treatments require the resodding which will be quoted at additional charge.

GROUND COVER AREA/SHRUB AREAS:**Edging:**

Edge ground cover as needed to keep within bounds and away from obstacles.

Pruning:

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

Weed Control:

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides.

The chosen chemical will be recommended and legally approved for the specific weed problem.

Fertilization:

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

Control of imported pests:

Certain locations in the United States have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost-effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

TREE CARE:

Pruning:

Height limitation for tree pruning covered in the specification is 8 feet. On trees over 8 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 10 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary.

Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with client.

Palm Pruning:

Dead or dying fronds should be removed annually. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type.

MULCHED AREA:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. Mulch beds should be replenished with up to 2" of mulch annually. In those areas with excessive mulch build up, alternatives will be discussed with the client.

IRRIGATION SYSTEM:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of \$75.00 emergency calls will apply.

DEBRIS CLEANUP:

All landscape areas shall be inspected on days of service and excess debris removed.

Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc.



Certifications



CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
07/05/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA	CONTRACT NAME: PHONE FAX E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC #
INSURED BrightView Landscape Services, Inc. Location #34610 11530 Davis Creek Court Jacksonville FL 32256 USA	INSURER A: ACE American Insurance Company 22667 INSURER B: American Guarantee & Liability Ins Co 26247 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES CERTIFICATE NUMBER: 570100574652 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS.

LINE	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	Y		XSLG47318397 SIR applies per policy terms & conditions	10/01/2022	10/01/2023	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COMPOUND AGG \$5,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ Hired AUTO ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			ISA H1071333A	10/01/2022	10/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DEO ☐ RETENTION ☒ CLAIMS-MADE			AUX508596818	10/01/2022	10/01/2023	EACH OCCURRENCE \$3,000,000 AGGREGATE \$3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WLRC50687302 WC - AOS SCFC50687405 WC - WI	10/01/2022	10/01/2023	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE-EA EMPLOYEE \$2,000,000 E.L. DISEASE-POLICY LIMIT \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Central, Inc.</i>

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Brightview Landscape Services, Inc.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
5 Address (number, street, and apt. or suite no.) See instructions. 11530 Davis Creek Court	Requester's name and address (optional)
6 City, state, and ZIP code Jacksonville FL 32256	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

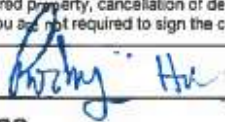
Social security number								
			-				-	
or								
Employer identification number								
9	5	-	4	1	9	4	2	3

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ 	Date ▶ 6/28/2022
-----------	--	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What Is backup withholding*, later.

State of

Florida



Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF339675

RODNEY HICKS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

*in conformity with an Act of the Legislature of the State of Florida regulating the
practice of Pest Control and imposing penalties for violations.*



[Signature]

WILTON SIMPSON
Commissioner of Agriculture

*In Testimony Whereof, Witness this
Signature at Tallahassee, Florida on June 13, 2023*
[Signature]
Chief, Bureau of Licensing and Enforcement

CERTIFICATE OF COMPLETION

Brad Long

has completed the UF/IFAS Extension course

FFL - Maintenance

for the program

Florida-Friendly Landscaping

on this date

May 22, 2024



UF | IFAS Extension
UNIVERSITY OF FLORIDA


Andra D. Johnson, Ph.D., Dean and Director
Florida Cooperative Extension Service



- Home
- My Cases**
- New Case
- View Cases
- My Clients**
- Add New Client
- View Existing Clients
- My Profile**
- Edit Profile
- Change Password
- Change Security Questions
- My Company**
- Edit Company Profile
- Add New User
- View Existing Users
- Close Company Account
- My Reports**
- View Reports
- My Resources**
- View Essential Resources
- Take Tutorial
- View User Manual
- Contact Us

Company Information

Client Company Name: ValleyCrest Companies

[View / Edit](#)

Client ID Number: 263572

Doing Business As (DBA) Name:

DUNS Number:

Physical Location:

Address 1: 24151 Ventura Blvd

Address 2:

City: Calabasas

State: CA

Zip Code: 91302

County: LOS ANGELES

Mailing Address:

Address 1:

Address 2:

City:

State:

Zip Code:

Additional Information:

Employer Identification Number: 953825261

Total Number of Employees: 10,000 and over

Parent Organization:

Administrator:

Organization Designation:

Client Company Category: Federal Contractor with FAR E-Verify Clause

Federal Contractor Category: None of these categories apply

Employees being verified: All new hires and all existing employees assigned to a Federal contract

NAICS Code: 541 - PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

[View / Edit](#)

Total Hiring Sites: 14

[View / Edit](#)

Total Points of Contact: 2

[View / Edit](#)

[View MOU Signature Page](#)

[Return to Company List](#)

[View MOU](#)

IRRIGATION SPRINKLER

St. Johns County

Authorized Contractor



License No: BL-5603

HICKS, RODNEY

BRIGHTVIEW LANDSCAPE SERVICES INC

DOB: 4/24/1980

Issued: 2/12/2018

Expires: 9/30/2019

* License valid through expiration date, unless sooner disqualified *



14-702005531

This card acknowledges that the recipient has successfully completed.

10-hour General Industry Safety and Health

This card issued to:
Rodney Hicks

Nestor Fernandez

Trainer Name

3/8/2017

Date of Issue



License Certificate

HICKS RODNEY Y

This is to certify that

is the qualifying agent for

BRIGHTVIEW LANDSCAPE
SERVICES, INC.

and had met all the requirements of law and this Board and is

certified as a **IRRIGATION CONTRACTOR**

contractor expires **SEPTEMBER 30, 2019**

No. **I** - **310**

Date Issued: **2/12/2018**

Ronald Andrews
CHAIRMAN



This Certifies that

Rodney Y. Hicks

Has Completed a Florida Department of Transportation
Approved Maintenance of Traffic (MOT) Intermediate

Date Expires **02/09/2019**

Certificate # **4680**

Instructor **William A. Burkhart**

FDOT Provider # **125**

Florida Association of Safety Councils

Phone: **877-413-3272**

4152 W. Blue Heron Blvd. #110

Riviera Beach, FL

fascsafety.org

shorrie@sunshinesafety.org



CLAY COUNTY, FLORIDA

Certificate of Competency No. **IR-185**

HICKS, RODNEY YASHAWN

Has qualified to operate in Clay County as a

IRRIGATION SPRINKLER CONTRACTOR

Expires **09-30-2018**

Authorized Signature

David Comer

Signature of Holder

Rodney Hicks

Our Eye Is Always on Quality and Continuous Improvement

Our team management will review your property periodically to ensure our crew is meeting quality standards and your expectations. This internal review process is an important element of our quality assurance and continuous improvement programs. The crew takes these reports very seriously as they impact their compensation.



Your Complete Satisfaction is Our #1 Goal

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unmatched responsiveness. To meet this goal, we continually collect feedback through a comprehensive customer satisfaction program. We use the valuable insight gained through our survey program to determine system improvements and guide the content of our employee training program.

SECTION VIII

SECTION C

SECTION 1

Landings

Community Development District

Summary of Check Register

April 01, 2026 through June 30, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	4/15/26	89	\$ 79,541.95
	4/27/26	90-91	\$ 5,938.34
	5/18/26	92-94	\$ 14,210.20
	6/25/26	95-96	\$ 6,062.16
	6/26/26	97	\$ 79,541.95
Total Amount			\$ 185,294.60

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/15/26	00013	2/01/26 02012026	202604 300-20700-10000 02.01 DIRECT ASSESSMENT	LANDINGS CDD	*	79,541.95	79,541.95 000089
4/27/26	00005	4/21/26 11079	202603 310-51300-31500 MAR GENERAL COUNSEL	CHIUMENTO LAW PLLC	*	255.00	255.00 000090
4/27/26	00001	4/01/26 50	202604 310-51300-34000 APR26 MANAGEMENT FEES		*	3,647.92	
		4/01/26 50	202604 310-51300-35200 APR26 WEBSITE ADMIN		*	108.17	
		4/01/26 50	202604 310-51300-35100 APR26 INFO TECH		*	162.25	
		4/01/26 50	202604 310-51300-31300 APR26 DISSEM AGENT SRVCS		*	515.00	
		4/01/26 51	202604 320-53800-34100 APR26 FIELD MANAGEMENT		*	1,250.00	
			GOVERNMENTAL MANAGEMENT SERVICES				5,683.34 000091
5/18/26	00005	5/14/26 11563	202604 310-51300-31500 APR GENERAL COUNSEL	CHIUMENTO LAW PLLC	*	2,285.00	2,285.00 000092
5/18/26	00001	5/01/26 52	202605 310-51300-34000 MAY26 MANAGEMENT FEES		*	3,647.92	
		5/01/26 52	202605 310-51300-35200 MAY26 WEBSITE ADMIN		*	108.17	
		5/01/26 52	202605 310-51300-35100 MAY26 INFO TECH		*	162.25	
		5/01/26 52	202605 310-51300-31300 MAY26 DISSEM AGENT SRVCS		*	515.00	
		5/01/26 52	202605 310-51300-51000 OFFICE SUPPLIES		*	.18	
		5/01/26 52	202605 310-51300-42000 POSTAGE		*	4.78	
		5/01/26 52	202605 310-51300-42500 COPIES		*	36.90	
		5/01/26 54	202605 320-53800-34100 MAY26 FIELD MANAGEMENT		*	1,250.00	
			GOVERNMENTAL MANAGEMENT SERVICES				5,725.20 000093
5/18/26	00008	4/02/26 29073	202604 310-51300-32200 AUDIT FYE 09/30/2025	GRAU AND ASSOCIATES	*	6,200.00	6,200.00 000094
			LNDS LANDINGS CDD AMOSSING				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/25/26	00005	6/11/26 11883	202605 310-51300-31500	MAY GENERAL COUNSEL	*	181.50	
				CHIUMENTO LAW PLLC			181.50 000095
6/25/26	00001	6/01/26 55	202606 320-53800-34100	JUN26 FIELD MANAGEMENT	*	1,250.00	
		6/01/26 56	202606 310-51300-34000	JUN26 MANAGEMENT FEES	*	3,647.92	
		6/01/26 56	202606 310-51300-35200	JUN26 WEBSITE ADMIN	*	108.17	
		6/01/26 56	202606 310-51300-35100	JUN26 INFO TECH	*	162.25	
		6/01/26 56	202606 310-51300-31300	JUN26 DISSEM AGENT SRVCS	*	515.00	
		6/01/26 56	202606 310-51300-51000	OFFICE SUPPLIES	*	.18	
		6/01/26 56	202606 310-51300-42000	POSTAGE	*	19.34	
		6/01/26 56	202606 310-51300-49000	05/25 HILTON GARDEN INN	*	177.80	
				GOVERNMENTAL MANAGEMENT SERVICES			5,880.66 000096
6/26/26	00013	5/01/26 05012026	202606 300-20700-10000	05.01 DIRECT ASSESSMENT	*	79,541.95	
				LANDINGS CDD			79,541.95 000097
TOTAL FOR BANK A						185,294.60	
TOTAL FOR REGISTER						185,294.60	

LNDS LANDINGS CDD AMOSSING

SECTION 2

Landings
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Series 2024</u>
4	<u>Debt Service Series 2025</u>
5	<u>Capital Projects Fund</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt</u>
8	<u>Assessment Receipts Schedule</u>

Landings
Community Development District
Combined Balance Sheet
June 30, 2026

	General Fund	Debt Service Funds	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 139,790	\$ -	\$ -	\$ 139,790
Due from Developer	\$ -	\$ -	\$ -	\$ -
Due from General Fund	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Due from Debt Service	\$ 12,719	\$ -	\$ -	\$ 12,719
<u>Investments:</u>				
<u>Series 2024</u>				
Reserve	\$ -	\$ 490,975	\$ -	\$ 490,975
Revenue	\$ -	\$ 226,197	\$ -	\$ 226,197
Interest	\$ -	\$ -	\$ -	\$ -
Acquisition & Construction	\$ -	\$ -	\$ 17,251	\$ 17,251
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
<u>Series 2025</u>				
Reserve	\$ -	\$ 432,600	\$ -	\$ 432,600
Revenue	\$ -	\$ 69,203	\$ -	\$ 69,203
Interest	\$ -	\$ -	\$ -	\$ -
Acquisition & Construction	\$ -	\$ -	\$ 12,733	\$ 12,733
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 152,509	\$ 1,218,975	\$ 29,984	\$ 1,401,468
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	\$ -	\$ -	\$ -	\$ -
Due to Capital	\$ -	\$ -	\$ -	\$ -
Due to General Fund	\$ -	\$ -	\$ -	\$ -
FICA Payable	\$ 92	\$ -	\$ -	\$ 92
Total Liabilities	\$ 92	\$ -	\$ -	\$ 92
Fund Balance:				
Unassigned	\$ 152,417	\$ -	\$ -	\$ 152,417
Restricted for Debt Service				
Series 2024	\$ -	\$ 717,172	\$ -	\$ 717,172
Series 2025	\$ -	\$ 501,803	\$ -	\$ 501,803
Restricted for Capital Projects				
Series 2024	\$ -	\$ -	\$ 17,251	\$ 17,251
Series 2025	\$ -	\$ -	\$ 12,733	\$ 12,733
Total Fund Balances	\$ 152,417	\$ 1,218,975	\$ 29,984	\$ 1,401,376
Total Liabilities & Fund Balance	\$ 152,509	\$ 1,218,975	\$ 29,984	\$ 1,401,468

Landings
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance

Revenues:

Assessments Direct-Administrative	\$ 75,320	\$ 62,600	\$ 62,600	\$ -
Assessments Tax Collector-North Tract	\$ 51,439	\$ 51,439	\$ 51,484	\$ 45
Assessments Direct-North Tract	\$ 93,578	\$ 93,579	\$ 93,579	\$ -
Total Revenues	\$ 220,337	\$ 207,618	\$ 207,662	\$ 45

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 600	\$ 7,400
FICA Expenses	\$ 918	\$ 612	\$ 46	\$ 566
Engineering	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 25,000	\$ 16,667	\$ 3,763	\$ 12,904
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -
Annual Audit	\$ 6,000	\$ 6,200	\$ 6,200	\$ -
Arbitrage	\$ 900	\$ 600	\$ -	\$ 600
Dissemination	\$ 6,180	\$ 4,120	\$ 4,635	\$ (515)
Trustee Fees	\$ 8,040	\$ 3,185	\$ 3,185	\$ -
Management Fees	\$ 43,775	\$ 29,183	\$ 32,831	\$ (3,648)
Information Technology	\$ 1,947	\$ 1,298	\$ 1,460	\$ (162)
Website Maintenance	\$ 1,298	\$ 865	\$ 974	\$ (109)
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage & Delivery	\$ 1,000	\$ 667	\$ 211	\$ 456
Insurance	\$ 6,613	\$ 6,613	\$ 5,732	\$ 881
Copies	\$ 500	\$ 333	\$ 37	\$ 296
Legal Advertising	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Contingencies	\$ 2,500	\$ 1,667	\$ 567	\$ 1,099
Office Supplies	\$ 625	\$ 416	\$ 1	\$ 415
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 148,837	\$ 97,907	\$ 60,416	\$ 37,490

Operations and Maintenance:

Field Management	\$ 7,500	\$ 5,000	\$ 3,750	\$ 1,250
Landscape Maintenance	\$ 50,000	\$ 33,333	\$ -	\$ 33,333
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Electric	\$ -	\$ -	\$ -	\$ -
Water - Irrigation Usage	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 4,000	\$ 2,667	\$ -	\$ 2,667

Landings

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Total Operations & Maintenance:	\$ 71,500	\$ 47,667	\$ 3,750	\$ 43,917
Total Expenditures:	\$ 220,337	\$ 145,573	\$ 64,166	\$ 81,407
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 143,496	
Fund Balance - Beginning	\$ -		\$ 8,921	
Fund Balance - Ending	\$ -		\$ 152,417	

Landings
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Assessments Direct	\$ 318,168	\$ 318,168	\$ 318,168	\$ -
Assessments - Tax Collector North Tract	\$ 172,807	\$ 172,807	\$ 172,954	\$ 147
Interest	\$ 15,000	\$ 10,000	\$ 19,543	\$ 9,543
Total Revenues	\$ 505,975	\$ 500,975	\$ 510,664	\$ 9,689
<u>Expenditures:</u>				
<u>Series 2024</u>				
Interest Expense 11/1	\$ 197,388	\$ 197,388	\$ 197,388	\$ -
Interest Expense 5/1	\$ 197,388	\$ 197,388	\$ 197,388	\$ -
Principal Expense 5/1	\$ 95,000	\$ 95,000	\$ 95,000	\$ -
Total Expenditures	\$ 489,776	\$ 489,775	\$ 489,775	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 16,199		\$ 20,889	
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Interfund Transfer Out	\$ (5,000)	\$ (3,333)	\$ (13,424)	\$ (10,090)
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ (3,333)	\$ (13,424)	\$ (10,090)
Net Change in Fund Balance	\$ 11,199		\$ 7,466	
Fund Balance - Beginning	\$ 245,166		\$ 709,706	
Fund Balance - Ending	\$ 251,365		\$ 717,172	

Landings

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Assessments Direct - SW Tract	\$ 432,600	\$ 432,600	\$ 324,450	\$ (108,150)
Interest	\$ 15,000	\$ 10,000	\$ 14,626	\$ 4,626
Total Revenues	\$ 447,600	\$ 442,600	\$ 339,076	\$ (103,524)
Expenditures:				
<u>Series 2025</u>				
Interest Expense 11/1	\$ 120,826	\$ 120,826	\$ 120,826	\$ 0
Interest Expense 5/1	\$ 173,989	\$ 173,989	\$ 173,989	\$ -
Principal Expense 5/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Total Expenditures	\$ 379,815	\$ 379,815	\$ 379,814	\$ 0
Excess (Deficiency) of Revenues over Expenditures	\$ 67,785		\$ (40,738)	
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Interfund Transfer Out	\$ (5,000)	\$ (3,333)	\$ (11,828)	\$ (8,494)
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ (3,333)	\$ (11,828)	\$ (8,494)
Net Change in Fund Balance	\$ 62,785		\$ (52,566)	
Fund Balance - Beginning	\$ 972		\$ 554,369	
Fund Balance - Ending	\$ 58,757		\$ 501,803	

Landings

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Series		Series	
	2024		2025	
<u>Revenues:</u>				
Interest	\$	260	\$	10,528
Total Revenues	\$	260	\$	10,528
<u>Expenditures:</u>				
Capital Outlay - Cost of Issuance	\$	-	\$	-
Capital Outlay	\$	-	\$	2,328,409
Transfer Out	\$	-	\$	-
Total Expenditures	\$	-	\$	2,328,409
Excess (Deficiency) of Revenues over Expenditures	\$	260	\$	(2,317,882)
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$	-	\$	-
Transfer In	\$	13,424	\$	10,569
Total Other Financing Sources/(Uses)	\$	13,424	\$	10,569
Net Change in Fund Balance	\$	13,684	\$	(2,307,312)
Fund Balance - Beginning	\$	3,567	\$	2,320,045
Fund Balance - Ending	\$	17,251	\$	12,733

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	\$ -	\$ 14,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,600
Assessments Tax Collector-North Tract	\$ -	\$ -	\$ 9,857	\$ 41,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,484
Assessments Direct-North Tract	\$ -	\$ 46,789	\$ -	\$ -	\$ 23,395	\$ -	\$ -	\$ 23,395	\$ -	\$ -	\$ -	\$ -	\$ 93,579
Total Revenues	\$ 19,011	\$ 46,789	\$ 12,573	\$ 41,627	\$ 50,191	\$ -	\$ 14,077	\$ 23,395	\$ -	\$ -	\$ -	\$ -	\$ 207,662

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 473	\$ -	\$ -	\$ 159	\$ 410	\$ 255	\$ 2,285	\$ 182	\$ -	\$ -	\$ -	\$ -	\$ 3,763
Assessment Roll Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,200
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ 515	\$ -	\$ -	\$ -	\$ 4,635
Trustee Fees	\$ 3,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,185
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ -	\$ 32,831
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ 1,460
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ 974
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 110	\$ 5	\$ 18	\$ -	\$ -	\$ 53	\$ -	\$ 5	\$ 19	\$ -	\$ -	\$ -	\$ 211
Insurance	\$ 5,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ 37
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 44	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ 221	\$ -	\$ -	\$ -	\$ 567
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative Expenditures	\$ 13,977	\$ 4,657	\$ 4,494	\$ 4,635	\$ 4,886	\$ 4,785	\$ 13,607	\$ 4,700	\$ 4,674	\$ -	\$ -	\$ -	\$ 60,416

Operation and Maintenance

Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water - Irrigation Usage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Operations & Maintenance Expenditures:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 3,750
---	-------------	-------------	-------------	-------------	-------------	-------------	-----------------	-----------------	-----------------	-------------	-------------	-------------	-----------------

Total Expenditures:	\$ 13,977	\$ 4,657	\$ 4,494	\$ 4,635	\$ 4,886	\$ 4,785	\$ 14,857	\$ 5,950	\$ 5,924	\$ -	\$ -	\$ -	\$ 64,166
----------------------------	------------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------------	-----------------	-----------------	-------------	-------------	-------------	------------------

Excess (Deficiency) of Revenues over Expenditures	\$ 5,035	\$ 42,132	\$ 8,078	\$ 36,991	\$ 45,304	\$ (4,785)	\$ (780)	\$ 17,445	\$ (5,924)	\$ -	\$ -	\$ -	\$ 147,246
--	-----------------	------------------	-----------------	------------------	------------------	-------------------	-----------------	------------------	-------------------	-------------	-------------	-------------	-------------------

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
Less: Principal Payment - 05/01/26		(\$95,000)

Current Bonds Outstanding	\$6,925,000
----------------------------------	--------------------

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
Less: Principal Payment - 05/01/26		(\$85,000)

Current Bonds Outstanding	\$6,000,000
----------------------------------	--------------------

SECTION 3

Landings
Community Development District

Approved Proposed Budget
FY2027



Table of Contents

1	General Fund
2-4	General Fund Narrative
5-6	Assessment Area 1 - Special Assessment Bond Series 2024
7-8	Assessment Area 2 - Special Assessment Bond Series 2025
9	Assessment Summary Chart

Landings

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY2027
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

Revenues

Assessments Direct - Administrative Only	\$ 75,320	\$ 48,523	\$ 26,797	\$ 75,320	\$ 22,320
Assessments - Tax Collector	\$ 51,440	\$ 51,484	\$ -	\$ 51,440	\$ 312,201
Assessments - Direct	\$ 93,578	\$ 70,184	\$ 23,394	\$ 93,578	\$ 145,634

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
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ 5,570
Arbitrage	\$ 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	\$ 54,263	\$ 91,444	\$ 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	\$	54,263	\$	91,444 \$ 480,156
---------------------------	-----------	----------------	-----------	---------------	-----------	---------------	-----------	--------------------------

Excess Revenues/(Expenditures)	\$	-	\$	133,010	\$	(4,072)	\$	128,894 \$ -
---------------------------------------	-----------	----------	-----------	----------------	-----------	----------------	-----------	---------------------

Type	Units	ERU	Total ERUs	Net Annual Assessments	Net Per Unit	Gross Per Unit
Villa 40'	104	0.80	83.20	\$ 46,318	\$ 445.37	\$ 473.79
Single Family 50'	366	1.00	366.00	\$ 203,755	\$ 556.71	\$ 592.24
Single Family 60'	311	1.20	373.20	\$ 207,763	\$ 668.05	\$ 710.69
Unplatted	132	0.30	40.09	\$ 22,320	\$ 169.09	\$ 179.89
Total	913		862.49	\$ 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.

Landings

Community Development District

General Fund Budget

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.

Landings

Community Development District

General Fund Budget

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.

Landings

Community Development District

General Fund Budget

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.

Landings

Community Development District

General Fund Budget

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 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

Approved 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	Approved Budget FY 2027
<u>REVENUES:</u>					
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
<u>EXPENDITURES:</u>					
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

Landings

Community Development District

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
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

Approved 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	Approved Budget FY 2027
<u>REVENUES:</u>					
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
<u>EXPENDITURES:</u>					
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

Landings

Community Development District

AMORTIZATION SCHEDULE

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
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

Approved Budget

Assessment Summary Chart

Current Year

Type	Units	General	Debt Service	Debt Service	Future Bonds	Total
		O&M	Series 2024	Series 2025		Per Unit
		Gross Per Unit	Gross Per Unit	Gross Per Unit		
Villa 40'	104	\$ 473.79	\$ 999.93	\$ -	\$ -	1,473.72
Single Family 50'	135	\$ 592.24	\$ 1,249.91	\$ -	\$ -	1,842.15
Single Family 60'	156	\$ 710.69	\$ 1,599.89	\$ -	\$ -	2,310.58
Single Family 50'	170	\$ 592.24	\$ -	\$ 1,595.74	\$ -	2,187.99
Single Family 60'	111	\$ 710.69	\$ -	\$ 1,702.13	\$ -	2,412.82
Single Family 50'	61	\$ 592.24	\$ -	\$ -	\$ -	592.24
Single Family 60'	44	\$ 710.69	\$ -	\$ -	\$ -	710.69
Unplatted	132	\$ 179.89	\$ -	\$ -	\$ -	179.89
Total	913					

Prior Year

Type	Units	General	Debt Service	Debt Service	Future Bonds	Total
		O&M	Series 2024	Series 2025		Per Unit
		Gross Per Unit	Gross Per Unit	Gross 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
Single Family 50'	0	\$ -	\$ -	\$ -	\$ -	-
Single Family 60'	0	\$ -	\$ -	\$ -	\$ -	-
Unplatted	135	\$ 192.61	\$ -	\$ -	\$ -	192.61
Total	811					

Increase (Decrease)

Type	Units	General	Debt Service	Debt Service	Future Bonds	Total
		O&M	Series 2024	Series 2025		Per Unit
		Gross Per Unit	Gross Per Unit	Gross Per Unit		
Villa 40'	104	\$ 169.35	\$ -	\$ -	\$ -	169.35
Single Family 50'	135	\$ 211.69	\$ -	\$ -	\$ -	211.69
Single Family 60'	156	\$ 254.03	\$ -	\$ -	\$ -	254.03
Single Family 50'	170	\$ 211.69	\$ -	\$ -	\$ -	211.69
Single Family 60'	111	\$ 254.03	\$ -	\$ -	\$ -	254.03
Single Family 50'	61	\$ 592.24	\$ -	\$ -	\$ -	592.24
Single Family 60'	44	\$ 710.69	\$ -	\$ -	\$ -	710.69
Unplatted	132	\$ (12.72)	\$ -	\$ -	\$ -	(12.72)
Total	913					