

LANGLEY SOUTH

**COMMUNITY DEVELOPMENT
DISTRICT**

March 13, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Langley South Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 6, 2025

Board of Supervisors
Langley South Community Development District

Dear Board Members:

The Board of Supervisors of the Langley South Community Development District will hold a Regular Meeting on March 13, 2025 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: CDD vs HOA Operations/Ownership
4. Consideration of Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2025-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
6. Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date
7. Acceptance of Unaudited Financial Statements as of January 31, 2025
8. Approval of December 19, 2024 Public Hearing and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- NEXT MEETING DATE: April 10, 2025 at 10:30 AM

- QUORUM CHECK

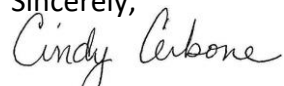
SEAT 1	NORA SCHUSTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DANIEL LAROSA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	SUSAN KANE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ANDREA FIDLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CHRISTOPHER FORBES	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-10

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

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

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

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

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

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

DATE:

HOURL: 10:30 a.m.

LOCATION: City of Minneola City Hall
800 N US Hwy 27
Minneola, Florida 34715

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

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

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

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

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

PASSED AND ADOPTED THIS 13TH DAY OF MARCH, 2025.

ATTEST:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Fiscal Year 2025/2026 Budget

Exhibit A: Proposed Fiscal Year 2025/2026 Budget

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
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**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 160,683
Allowable discounts (4%)	-				(6,427)
Assessment levy: on-roll - net	-	-	-	-	154,256
Assessment levy: off-roll	-	-	-	-	171,830
Landowner contribution	320,040	11,031	300,670	311,701	-
Total revenues	320,040	11,031	300,670	311,701	326,086
EXPENDITURES					
Professional & administrative					
Supervisors	-	431	-	431	1,724
Management/accounting/recording	48,000	10,000	28,000	38,000	48,000
Legal	25,000	4,351	20,649	25,000	25,000
Engineering	3,000	-	3,000	3,000	3,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	83	917	1,000	1,000
EMMA software service*	1,500	-	1,500	1,500	1,500
Trustee*	6,500	-	6,500	6,500	6,500
Telephone	200	50	150	200	200
Postage	500	27	473	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	137	6,363	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,500	5,250	-	5,250	6,000
Contingencies/bank charges	750	357	393	750	750
Property appraiser & tax collector	-	-	-	-	4,820
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	107,040	22,708	74,488	97,196	113,084
Field operations					
Field operations management	2,500	-	2,500	2,500	2,500
Field operations accounting	2,000	-	2,000	2,000	2,000
Landscape & irrigation maintenance	36,000	-	36,000	36,000	36,000
Pond maintenance	6,000	-	6,000	6,000	6,000
Fountain maintenance	2,000	-	2,000	2,000	2,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Pump maintenance	2,000	-	2,000	2,000	2,000
Streetlighting	75,000	-	75,000	75,000	75,000
Property insurance	20,000	-	20,000	20,000	20,000

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Pressure washing	2,500	-	2,500	2,500	2,500
Electricity	5,000	-	5,000	5,000	5,000
Holiday decorations	5,000	-	5,000	5,000	5,000
Miscellaneous field operations - contingency	50,000	-	50,000	50,000	50,000
Total field operations	213,000	-	213,000	213,000	213,000
Total expenditures	320,040	22,708	287,488	310,196	326,084
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,677)	13,182	1,505	2
Net increase/(decrease) of fund balance	-	(11,677)	13,182	1,505	2
Fund balance - beginning (unaudited)	-	(1,505)	(13,182)	(1,505)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(13,182)	-	-	2
Fund balance - ending	<u>\$ -</u>	<u>\$ (13,182)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2</u>

*These items will be realized when bonds are issued.

Anticipated total number of units	1053
Total professional & administrative per unit	\$107.39
Total field operations per unit	\$202.28
Total expenditure - costs per unit	\$309.67

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 1,724
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	1,500
Trustee*	6,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Property appraiser & tax collector	4,820
EXPENDITURES (continued)	
Website hosting & maintenance	705
Website ADA compliance	210
Field operations management	2,500
Field operations accounting	2,000
Landscape & irrigation maintenance	36,000
Pond maintenance	6,000
Fountain maintenance	2,000
Irrigation repairs	5,000
Pump maintenance	2,000
Streetlighting	75,000
Property insurance	20,000
Pressure washing	2,500
Electricity	5,000
Holiday decorations	5,000
Miscellaneous field operations - contingency	50,000
Total expenditures	<u><u>\$ 326,084</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 1,012,771
Allowable discounts (4%)	-				(40,511)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	972,260
Assessment levy: off-roll	-	-	-	-	730,641
Interest	-	667	4,669	5,336	-
Total revenues	-	667	4,669	5,336	1,702,901
EXPENDITURES					
Debt service					
Principal	-	-	-	-	370,000
Interest	-	-	439,079	439,079	1,306,351
Tax collector	-	-	-	-	30,383
Cost of issuance	-	225,530	5,925	231,455	-
Total expenditures	-	225,530	445,004	670,534	1,706,734
Excess/(deficiency) of revenues over/(under) expenditures	-	(224,863)	(440,335)	(665,198)	(3,833)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	3,498,230	-	3,498,230	-
Underwriter's discount	-	(502,000)	-	(502,000)	-
Total other financing sources/(uses)	-	2,996,230	-	2,996,230	-
Net increase/(decrease) in fund balance	-	2,771,367	(440,335)	2,331,032	(3,833)
Fund balance:					
Beginning fund balance (unaudited)	-	(9,036)	2,762,331	(9,036)	2,321,996
Ending fund balance (projected)	\$ -	\$ 2,762,331	\$ 2,321,996	\$ 2,321,996	2,318,163
Use of fund balance:					
Debt service reserve account balance (required)					(1,672,520)
Interest expense - November 1, 2026					(645,036)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 607

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25			439,079.17	439,079.17	25,100,000.00
11/01/25			653,175.63	653,175.63	25,100,000.00
05/01/26	370,000.00	4.400%	653,175.63	1,023,175.63	24,730,000.00
11/01/26			645,035.63	645,035.63	24,730,000.00
05/01/27	390,000.00	4.400%	645,035.63	1,035,035.63	24,340,000.00
11/01/27			636,455.63	636,455.63	24,340,000.00
05/01/28	405,000.00	4.400%	636,455.63	1,041,455.63	23,935,000.00
11/01/28			627,545.63	627,545.63	23,935,000.00
05/01/29	425,000.00	4.400%	627,545.63	1,052,545.63	23,510,000.00
11/01/29			618,195.63	618,195.63	23,510,000.00
05/01/30	445,000.00	4.400%	618,195.63	1,063,195.63	23,065,000.00
11/01/30			608,405.63	608,405.63	23,065,000.00
05/01/31	465,000.00	4.400%	608,405.63	1,073,405.63	22,600,000.00
11/01/31			598,175.63	598,175.63	22,600,000.00
05/01/32	485,000.00	5.125%	598,175.63	1,083,175.63	22,115,000.00
11/01/32			585,747.50	585,747.50	22,115,000.00
05/01/33	510,000.00	5.125%	585,747.50	1,095,747.50	21,605,000.00
11/01/33			572,678.75	572,678.75	21,605,000.00
05/01/34	540,000.00	5.125%	572,678.75	1,112,678.75	21,065,000.00
11/01/34			558,841.25	558,841.25	21,065,000.00
05/01/35	565,000.00	5.125%	558,841.25	1,123,841.25	20,500,000.00
11/01/35			544,363.13	544,363.13	20,500,000.00
05/01/36	595,000.00	5.125%	544,363.13	1,139,363.13	19,905,000.00
11/01/36			529,116.25	529,116.25	19,905,000.00
05/01/37	630,000.00	5.125%	529,116.25	1,159,116.25	19,275,000.00
11/01/37			512,972.50	512,972.50	19,275,000.00
05/01/38	660,000.00	5.125%	512,972.50	1,172,972.50	18,615,000.00
11/01/38			496,060.00	496,060.00	18,615,000.00
05/01/39	695,000.00	5.125%	496,060.00	1,191,060.00	17,920,000.00
11/01/39			478,250.63	478,250.63	17,920,000.00
05/01/40	730,000.00	5.125%	478,250.63	1,208,250.63	17,190,000.00
11/01/40			459,544.38	459,544.38	17,190,000.00
05/01/41	770,000.00	5.125%	459,544.38	1,229,544.38	16,420,000.00
11/01/41			439,813.13	439,813.13	16,420,000.00
05/01/42	810,000.00	5.125%	439,813.13	1,249,813.13	15,610,000.00
11/01/42			419,056.88	419,056.88	15,610,000.00
05/01/43	855,000.00	5.125%	419,056.88	1,274,056.88	14,755,000.00
11/01/43			397,147.50	397,147.50	14,755,000.00
05/01/44	900,000.00	5.125%	397,147.50	1,297,147.50	13,855,000.00
11/01/44			374,085.00	374,085.00	13,855,000.00
05/01/45	950,000.00	5.400%	374,085.00	1,324,085.00	12,905,000.00
11/01/45			348,435.00	348,435.00	12,905,000.00
05/01/46	1,000,000.00	5.400%	348,435.00	1,348,435.00	11,905,000.00
11/01/46			321,435.00	321,435.00	11,905,000.00
05/01/47	1,055,000.00	5.400%	321,435.00	1,376,435.00	10,850,000.00
11/01/47			292,950.00	292,950.00	10,850,000.00
05/01/48	1,115,000.00	5.400%	292,950.00	1,407,950.00	9,735,000.00
11/01/48			262,845.00	262,845.00	9,735,000.00

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	1,175,000.00	5.400%	262,845.00	1,437,845.00	8,560,000.00
11/01/49			231,120.00	231,120.00	8,560,000.00
05/01/50	1,240,000.00	5.400%	231,120.00	1,471,120.00	7,320,000.00
11/01/50			197,640.00	197,640.00	7,320,000.00
05/01/51	1,310,000.00	5.400%	197,640.00	1,507,640.00	6,010,000.00
11/01/51			162,270.00	162,270.00	6,010,000.00
05/01/52	1,385,000.00	5.400%	162,270.00	1,547,270.00	4,625,000.00
11/01/52			124,875.00	124,875.00	4,625,000.00
05/01/53	1,460,000.00	5.400%	124,875.00	1,584,875.00	3,165,000.00
11/01/53			85,455.00	85,455.00	3,165,000.00
05/01/54	1,540,000.00	5.400%	85,455.00	1,625,455.00	1,625,000.00
11/01/54			43,875.00	43,875.00	1,625,000.00
05/01/55	1,625,000.00	5.400%	43,875.00	1,668,875.00	-
Total	25,100,000.00		26,090,211.67	51,190,211.67	

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	56	\$ 431.94	\$ 2,722.50	\$ 3,154.44	n/a
SF 40'	109	493.65	3,111.43	3,605.08	n/a
SF 50'	134	617.06	3,889.29	4,506.35	n/a
SF 60'	-	740.47	-	740.47	n/a
Total	299				

Off-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	156	\$ 401.70	\$ 2,531.93	\$ 2,933.63	n/a
SF 40'	116	459.09	2,893.63	3,352.72	n/a
SF 50'	-	573.86	3,617.04	4,190.90	n/a
SF 60'	-	688.64	-	688.64	n/a
Total	272				

Off-Roll Assessments					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
TH	-	\$ 79.26	\$ -	\$ 79.26	n/a
SF 40'	20	90.58	-	169.83	n/a
SF 50'	383	113.22	-	203.80	n/a
SF 60'	79	135.87	-	249.09	n/a
Total	482				

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of March, 2025.

ATTEST:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	10:30 AM
November 13, 2025	Regular Meeting	10:30 AM
December 11, 2025	Regular Meeting	10:30 AM
January 8, 2026	Regular Meeting	10:30 AM
February 12, 2026	Regular Meeting	10:30 AM
March 12, 2026	Regular Meeting	10:30 AM
April 9, 2026	Regular Meeting	10:30 AM
May 14, 2026	Regular Meeting	10:30 AM
June 11, 2026	Regular Meeting	10:30 AM
July 9, 2026	Regular Meeting	10:30 AM
August 13, 2026	Regular Meeting	10:30 AM
September 10, 2026	Regular Meeting	10:30 AM

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Langley South Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Mascotte, Lake County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund	2024 Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,848	\$ -	\$ -	\$ 5,848
Investments				
Reserve	-	1,672,922	-	1,672,922
Interest	-	1,092,518	-	1,092,518
Construction	-	-	4,764,543	4,764,543
Cost of issuance	-	5,926	-	5,926
Due from Landowner	13,092	-	-	13,092
Total assets	<u>\$ 18,940</u>	<u>\$ 2,771,366</u>	<u>\$ 4,764,543</u>	<u>\$ 7,554,849</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,030	\$ -	\$ -	13,030
Due to Landowner	-	9,035	-	9,035
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>19,030</u>	<u>9,035</u>	<u>-</u>	<u>28,065</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	13,092	-	-	13,092
Total deferred inflows of resources	<u>13,092</u>	<u>-</u>	<u>-</u>	<u>13,092</u>
Fund balances:				
Restricted for:				
Debt service	-	2,762,331	-	2,762,331
Capital projects	-	-	4,764,543	4,764,543
Committed				
Impact fee collections	-	-	-	-
Unassigned	(13,182)	-	-	(13,182)
Total fund balances	<u>(13,182)</u>	<u>2,762,331</u>	<u>4,764,543</u>	<u>7,513,692</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,940</u>	<u>\$ 2,771,366</u>	<u>\$ 4,764,543</u>	<u>\$ 7,554,849</u>

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 2,363	\$ 11,031	\$ 320,040	3%
Total revenues	<u>2,363</u>	<u>11,031</u>	<u>320,040</u>	3%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	431	-	N/A
Management/admin/recording	4,000	10,000	48,000	21%
Legal	3,081	4,351	25,000	17%
Engineering	-	-	3,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	83	1,000	8%
EMMA software services	-	-	1,500	0%
Trustee	-	-	6,500	0%
Telephone	-	50	200	25%
Postage	27	27	500	5%
Printing & binding	42	167	500	33%
Legal advertising	-	137	6,500	2%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	6,500	81%
Contingencies/bank charges	89	357	750	48%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>7,322</u>	<u>22,708</u>	<u>107,040</u>	21%
Field operations				
Field operations management	-	-	2,500	0%
Field operations accounting	-	-	2,000	0%
Landscape & irrigation maintenance	-	-	36,000	0%
Pond maintenance	-	-	6,000	0%
Fountain maintenance	-	-	2,000	0%
Irrigation repairs	-	-	5,000	0%
Pump maintenance	-	-	2,000	0%
Streetlighting	-	-	75,000	0%
Property insurance	-	-	20,000	0%
Pressure washing	-	-	2,500	0%
Electricity	-	-	5,000	0%
Holiday decorations	-	-	5,000	0%
Miscellaneous field operations - contingency	-	-	50,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>213,000</u>	0%
Total expenditures	<u>7,322</u>	<u>22,708</u>	<u>320,040</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(4,959)	(11,677)	-	
Fund balances - beginning	<u>(8,223)</u>	<u>(1,505)</u>	-	
Fund balances - ending	<u>\$ (13,182)</u>	<u>\$ (13,182)</u>	<u>\$ -</u>	

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 667	\$ 667
Total revenues	<u>667</u>	<u>667</u>
EXPENDITURES		
Cost of issuance	-	225,530
Total debt service	<u>-</u>	<u>225,530</u>
Excess/(deficiency) of revenues over/(under) expenditures	667	(224,863)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,498,230
Underwriter's discount	-	(502,000)
Total other financing sources	<u>-</u>	<u>2,996,230</u>
Net change in fund balances	667	2,771,367
Fund balances - beginning	2,761,664	(9,036)
Fund balances - ending	<u><u>\$ 2,762,331</u></u>	<u><u>\$ 2,762,331</u></u>

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,146	\$ 1,146
Total revenues	<u>1,146</u>	<u>1,146</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>16,838,373</u>
Total expenditures	<u>-</u>	<u>16,838,373</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,146	(16,837,227)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>21,601,770</u>
Total other financing sources/(uses)	<u>-</u>	<u>21,601,770</u>
Net change in fund balances	1,146	4,764,543
Fund balances - beginning	4,763,397	-
Fund balances - ending	<u><u>\$ 4,764,543</u></u>	<u><u>\$ 4,764,543</u></u>

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Langley South Community Development District held a Public Hearing and Regular Meeting on December 19, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present at the meeting were:

Nora Schuster	Chair
Susan Kane	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
David Stokes (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:37 a.m. Supervisors Schuster, Kane and Forbes were present. Supervisors Fidler and LaRosa were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Engineer's Report

Mr. Kantarzhi stated that this item will be addressed during the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

Mr. Kantarzhi stated this is the same type of Public Hearing was held in January 2024; however, since then, there was a change to the Equivalent Residential Units (ERU) within the

Master Assessment Methodology. An Amended and Restated Master Special Assessment Methodology Report was presented at the last meeting and the Public Hearing was set for today.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

Mr. Kantarzhi stated that the Engineer's Report was presented at the last meeting and is included here for informational purposes.

D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)

Mr. Kantarzhi presented the Amended and Restated Master Special Assessment Methodology Report and highlighted the following:

➤ On Page 15, Table 4 reflects the Townhomes with an ERU weighting of 0.7; it was previously 0.4. There is no change to the ERU weightings for the other unit types. The total ERU amount for the Townhomes is now 148.4; it was previously 84.4.

E. Consideration of Resolution 2025-08, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date [SECTION 170.08, F.S. REVISED DEBT ASSESSMENT RESOLUTION FOR LANGLEY SOUTH CDD]

Mr. Earlywine stated this process is necessary because of the change in the Townhome ERU weighting. The purpose of this Public Hearing is to re-levy that with the .7 ERU weighting and avoid unnecessary contributions and more accurately reflects the value of those units.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Ms. Kane and seconded by Mr. Forbes, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2025-08 and read the title.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-08, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date [SECTION 170.08, F.S. REVISED DEBT ASSESSMENT RESOLUTION FOR LANGLEY SOUTH CDD], was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-

Up Payments; Providing for the
Supplementation of the Improvement Lien
Book; and Providing for Conflicts,
Severability and an Effective Date
[SUPPLEMENTAL ASSESSMENT
RESOLUTION – ASSESSMENT AREA ONE]

Mr. Kantarzhi presented Resolution 2025-09 and read the title.

On MOTION by Mr. Forbes and seconded by Ms. Kane, with all in favor,
Resolution 2025-09, Setting Forth the Specific Terms of the District’s Special
Assessment Revenue Bonds, Series 2025 (Assessment Area One); Making Certain
Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s
Report and a Supplemental Assessment Report; Confirming the Maximum
Assessment Lien Securing the Bonds; Addressing the Allocation and Collection
of the Assessments Securing the Bonds; Addressing Prepayments; Addressing
True-Up Payments; Providing for the Supplementation of the Improvement Lien
Book; and Providing for Conflicts, Severability and an Effective Date
[SUPPLEMENTAL ASSESSMENT RESOLUTION – ASSESSMENT AREA ONE], was
adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06,
Designating the Location of the Local
District Records Office and Providing an
Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of October 31, 2024

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the
Unaudited Financial Statements as of October 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of November 14, 2024 Regular
Meeting Minutes

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the
November 14, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine anticipated closing on the bonds at the end of the year and acquisitions are underway. The goal is for the CDD to receive a check on December 30, 2024.

B. District Engineer: Madden Moorhead & Stokes, LLC

Mr. Stokes stated that work on the exhibit is underway and should be ready later today or tomorrow showing the ownership between the CDD portions of the project that was requested. Reports are correct and updated to reflect prior comments and adjustments.

In response to the question of whether the map will only identify CDD-owned items/areas or if it will also identify County-owned as well, Mr. Stokes stated that all of it will be identified, in some nature, between the City, County, CDD and HOA. Mr. Stokes stated that it might take a few attempts to create the map to fully reflect everything.

Mr. Stokes asked if the HOA will keep the Amenity Center. Ms. Cerbone stated that the Amenity Center will be private so the HOA will have to own it.

Discussion ensued regarding CDD-owned and HOA-owned areas, amenities and infrastructure.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: January 9, 2025 at 10:30 a.m.**
- **QUORUM CHECK**

The next meeting will be held on January 9, 2025, unless canceled.

Mr. Kantarzhi reminded the Board Members to complete the required four hours of ethics training by December 31, 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the meeting adjourned at 10:54 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 14, 2024	Regular Meeting	10:30 AM
December 12, 2024 <i>rescheduled to December 19, 2024</i>	Regular Meeting	10:30 AM
December 19, 2024	Public Hearing and Regular Meeting <i>Debt Assessment Hearing</i>	10:30 AM
January 9, 2025 CANCELED	Regular Meeting	10:30 AM
February 13, 2025 CANCELED	Regular Meeting	10:30 AM
March 13, 2025	Regular Meeting	10:30 AM
April 10, 2025	Regular Meeting	10:30 AM
May 8, 2025	Regular Meeting	10:30 AM
June 12, 2025	Regular Meeting	10:30 AM
July 10, 2025	Regular Meeting	10:30 AM
August 14, 2025	Regular Meeting	10:30 AM
September 11, 2025	Regular Meeting	10:30 AM