

LANGLEY SOUTH

**COMMUNITY DEVELOPMENT
DISTRICT**

May 29, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND 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

May 22, 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 Public Hearings and a Regular Meeting on May 29, 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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date [FY26 APPROPRIATIONS RESOLUTION]
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date [ANNUAL ASSESSMENT RESOLUTION]
5. Consideration of Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

ATTENDEES:

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

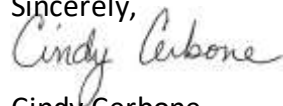
6. Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date
7. Ratification of Letter Agreement for Acquisition of Waterstone - Phase 1A and Offsite Improvements
8. Acceptance of Unaudited Financial Statements as of April 30, 2025
9. Approval of March 13, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: June 12, 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

11. Board Members' Comments/Requests
12. Public Comments
13. 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

3A

The Villages
DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01249973** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

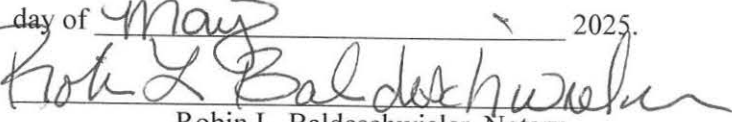
MAY 6, 2025
MAY 13, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

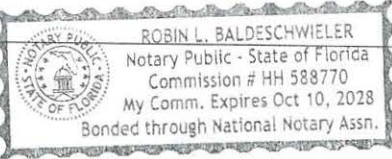
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 13
day of May, 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Langley South Community Development District ("District") will hold the following two public hearings and a regular meeting on May 29, 2025, at 10:30 a.m., and at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table at the end of this published ad shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing. Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made,

including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



PRODUCT TYPE	UNITS	EAU	FY 2026 O&M	FY 2026 DEBT ASSESSMENT	TOTAL FY 2026 ASSESSMENT
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	1134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2,531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS					

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than \$326,086 in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-12

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Langley South Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Langley South Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate

change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 29TH DAY OF MAY, 2025.

ATTEST:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

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

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2024	5
Amortization Schedule - Series 2024	6 - 7
Assessment Summary	8

**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

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
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
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	<u>213,000</u>	<u>-</u>	<u>213,000</u>	<u>213,000</u>	<u>213,000</u>
Total expenditures	<u>320,040</u>	<u>22,708</u>	<u>287,488</u>	<u>310,196</u>	<u>326,084</u>
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>

**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.	
Property appraiser & tax collector	4,820

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

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

4A

The Villages
DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Amber Sevison**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal # **01249973** in the matter of

NOTICE OF PUBLIC HEARING

was published in said newspaper in the issues of

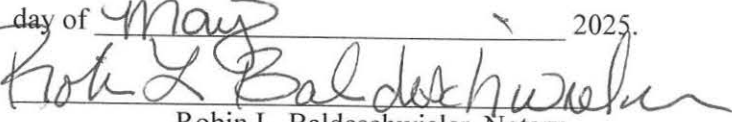
MAY 6, 2025
MAY 13, 2025

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously

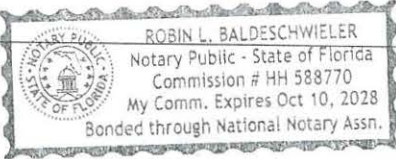
published in said Lake County, Florida each week and has been entered as second-class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.


(Signature Of Affiant)

Sworn to and subscribed before me this 13
day of May, 2025.


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Langley South Community Development District ("District") will hold the following two public hearings and a regular meeting on May 29, 2025, at 10:30 a.m., and at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table at the end of this published ad shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing. Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made,

including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



PRODUCT TYPE	UNITS	EAU	FY 2026 O&M	FY 2026 DEBT ASSESSMENT	TOTAL FY 2026 ASSESSMENT
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	1134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2,531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS					

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than \$326,086 in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

4B

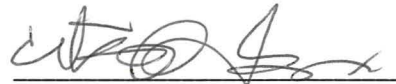
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

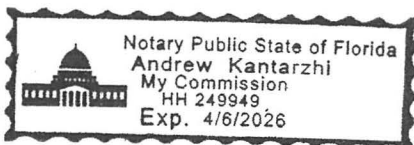
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Langley South Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on May 8, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 190, 197 and/or 170, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.



By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 8th day of May 2025, by Curtis Marcoux, for Wrathell Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

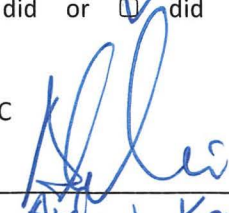

Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/26

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressees

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
THIS IS NOT A BILL – DO NOT PAY

May 8, 2025

VIA FIRST CLASS MAIL

Langley Limited Partnership LLLP
1831 Bett Mar Ln
Winter Park, FL 32789-1473
AltKey: 1298547

RE: Langley South Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Langley South Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2025/2026, on May 29, 2025, at 10:30 a.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$321,264** in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

Product Type	Units	EAU	FY 2026 O&M	FY 2026 Debt Assessment	TOTAL FY 2026 Assessments
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS	482				

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
THIS IS NOT A BILL – DO NOT PAY

May 8, 2025

VIA FIRST CLASS MAIL

Lennar Homes LLC
6675 Westwood Blvd Ste 500
Orlando, FL 32821
PARCEL: See "Exhibit B" Attached

RE: Langley South Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Langley South Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on May 29, 2025, at 10:30 a.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$321,264** in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

Product Type	Units	EAU	FY 2026 O&M	FY 2026 Debt Assessment	TOTAL FY 2026 Assessments
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS	482				

EXHIBIT B

Altkey	Owner	Adress	City	State	Zip
3954676	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954677	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954679	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954680	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954681	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954789	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954790	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954905	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821
3954906	Lennar Homes LLC	6675 Westwood Blvd Ste 500	Orlando	FL	32821

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
THIS IS NOT A BILL – DO NOT PAY

May 8, 2025

VIA FIRST CLASS MAIL

LT Langley LLC
4900 N Scottsdale Rd Ste 2000
Scottsdale, AZ 85251
PARCEL: See "Exhibit B" Attached

RE: Langley South Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Langley South Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on May 29, 2025, at 10:30 a.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$321,264** in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

Product Type	Units	EAU	FY 2026 O&M	FY 2026 Debt Assessment	TOTAL FY 2026 Assessments
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS	482				

EXHIBIT B

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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
THIS IS NOT A BILL – DO NOT PAY

May 8, 2025

VIA FIRST CLASS MAIL

MILLROSE PROPERTIES FLORIDA II LLC
5505 Waterford District Dr 5th
Miami, FL 32126
PARCEL: See "Exhibit B" Attached

RE: Langley South Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Langley South Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on May 29, 2025, at 10:30 a.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$321,264** in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

Product Type	Units	EAU	FY 2026 O&M	FY 2026 Debt Assessment	TOTAL FY 2026 Assessments
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS	482				

EXHIBIT B

Altkey	Owner	Adress	City	State	Zip
2954688	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954675	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954678	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954682	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954684	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954685	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954686	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954687	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954689	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954721	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954725	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954726	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954740	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126
3954791	MILLROSE PROPERTIES FLORIDA II LLC	5505 Waterford District Dr 5th	Miami	FL	32126

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
THIS IS NOT A BILL – DO NOT PAY

May 8, 2025

VIA FIRST CLASS MAIL

Taylor Morrison of Florida Inc
2600 Lake Lucien Dr Ste 350
Maitland, FL 32751
PARCEL: See "Exhibit B" Attached

RE: Langley South Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Langley South Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2025/2026, on May 29, 2025, at 10:30 a.m., and at City of Minneola City Hall, 800 N US Hwy 27, Minneola, FL 34715. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561)571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Andrew Kantarzhi
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than **\$321,264** in gross revenue, plus collection costs and early payment discounts. See below chart for a breakdown of the proposed O&M Assessments.

Product Type	Units	EAU	FY 2026 O&M	FY 2026 Debt Assessment	TOTAL FY 2026 Assessments
ON-ROLL ASSESSMENTS					
TH	56	0.7	431.94	2,722.50	3,154.44
SF 40	109	0.8	493.65	3,111.43	3,605.08
SF 50	134	1.0	617.06	3,889.29	4,506.35
SF 60	-	1.2	-	-	-
TOTALS	299				
OFF-ROLL ASSESSMENTS (PLATTED AREAS)					
TH	156	0.7	401.70	2531.93	2,933.63
SF 40	116	0.8	459.09	2,893.63	3,352.72
SF 50	-	1.0	-	-	-
SF 60	-	1.2	-	-	-
TOTALS	272				
OFF-ROLL ASSESSMENTS (UN-PLATTED AREAS)					
TH	-	0.7	-	-	-
SF 40	20	0.8	90.58	-	169.83
SF 50	383	1.0	113.22	-	203.80
SF 60	79	1.2	135.87	-	249.09
TOTALS	482				

EXHIBIT B

[illegible]

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2025-13

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Langley South Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**
 - a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2025/2026.
 - ii. Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
 - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the

Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (identifying Tax Roll Property and Direct Collect Property)

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Langley South Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 29th day of May, 2025.

ATTEST:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

LANGLEY SOUTH

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **05/29/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

RATIFICATION
ITEMS

December 19, 2024

Langley South Community Development District
c/o Craig Wrathell, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Waterstone - Phase 1A and Offsite Improvements

Dear Craig,

Pursuant to the *Acquisition Agreement*, dated December 11, 2024 ("**Acquisition Agreement**"), by and between the Langley South Community Development District ("**District**") and LT Langley, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements. Further, if applicable, the Developer agrees to post any bonds or other forms of security, provide any warranties, and otherwise take all steps reasonably necessary to effect the transfer of the Improvements to a local general purpose government.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**


Name: NORA Schuster
Title: CHAIR

Sincerely,
LT LANGLEY, LLC


Name: Kevin LaRue
Title: Authorized Agent

EXHIBIT A
Description of Waterstone - Phase 1A and Offsite Improvements

Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract A (Streets), as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract A (Streets), Tract D (Open Space/Retention/Signage), Tracts OS-3, E, F, G, I and K (Open Space/Retention), the 20' Drainage Easement on Tracts L and M, the 5' Private Drainage Easement, the "Drainage Easements," the "Drainage & Utility Easement," the "Private Drainage Easements," and any and all drainage easements, as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within Tract A (Streets), Tracts B and C (Lift Stations), the "Drainage & Utility Easement," and the "Utility Easements," as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within located within or upon those lands as identified in **Exhibit C** attached hereto.

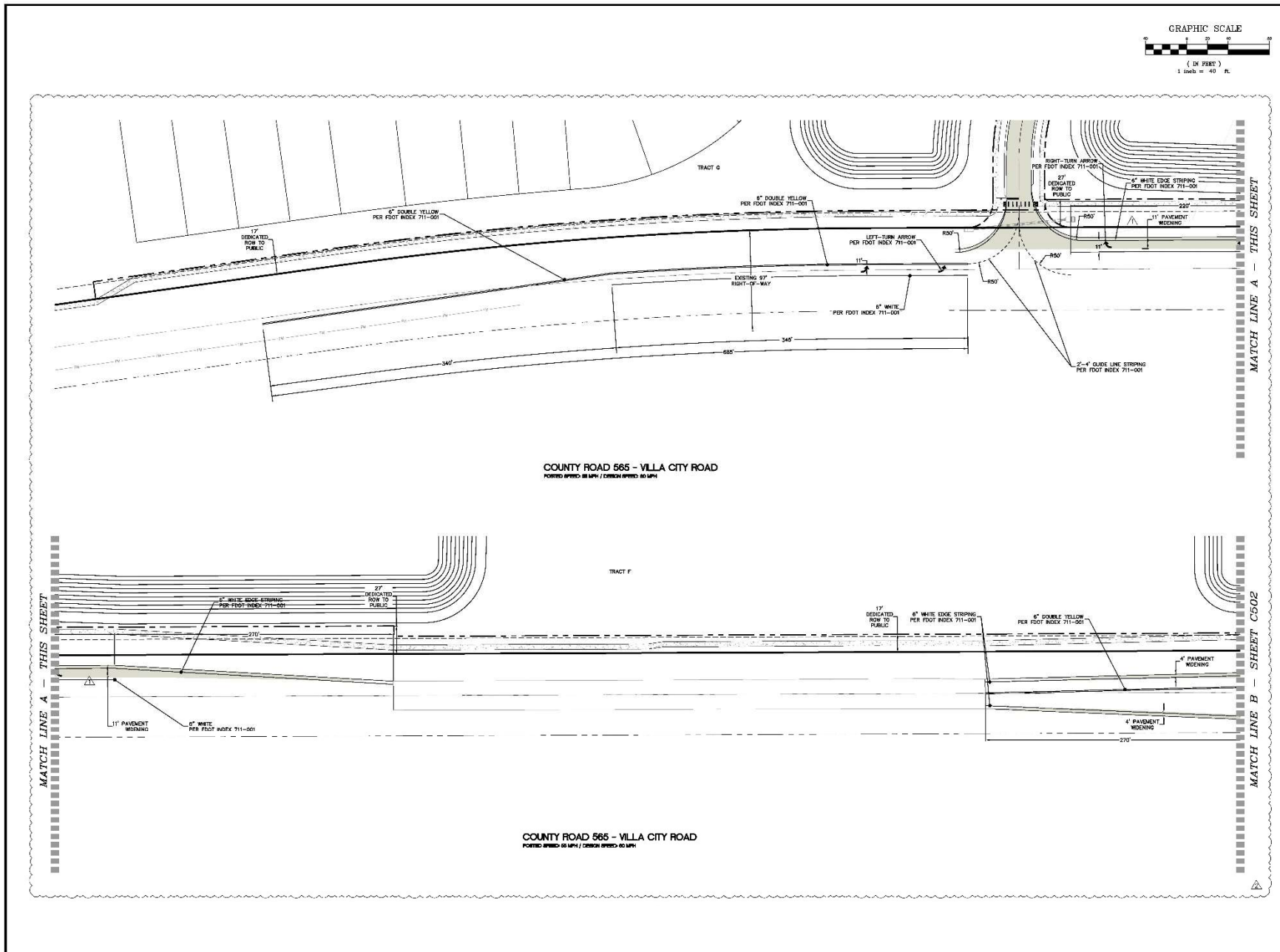
Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024.

[CONTINUED ON FOLLOWING PAGE]

Improvement	Total amount	Paid to date	Balance owed	Retainage
Earthwork (Public Only) *	\$6,842,834.95	\$5,789,043.37	\$410,564.54	\$643,227.04
Sanitary Sewer	\$3,242,290.12	\$2,533,492.05	\$427,298.95	\$281,499.12
Water	\$1,883,204.75	\$1,678,954.77	\$17,699.45	\$186,550.53
Reclaimed Water	\$1,366,155.50	\$1,195,704.45	\$37,595.00	\$132,856.05
Roadways	\$4,647,475.10	\$2,326,884.77	\$2,062,047.58	\$258,542.75
Surface Water Management	\$3,758,094.19	\$3,314,294.06	\$75,545.23	\$368,254.90
Totals:	\$21,740,054.61	\$16,838,373.47	\$3,030,750.75	\$1,870,930.39

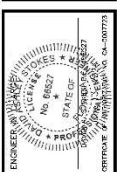
*Excludes fine grading of lots

Exhibit B **Location Offsite Roadways & Offsite Stormwater Management Improvements**



OFFSITE IMPROVEMENT PLAN
 FOR
LANGLEY ESTATES
 CITY OF JASCO, FLORIDA

TAYLOR MORRISON
 2800 LAKE LINDA DRIVE, SUITE 300
 JASCO, FLORIDA 32057
 (407) 494-4007

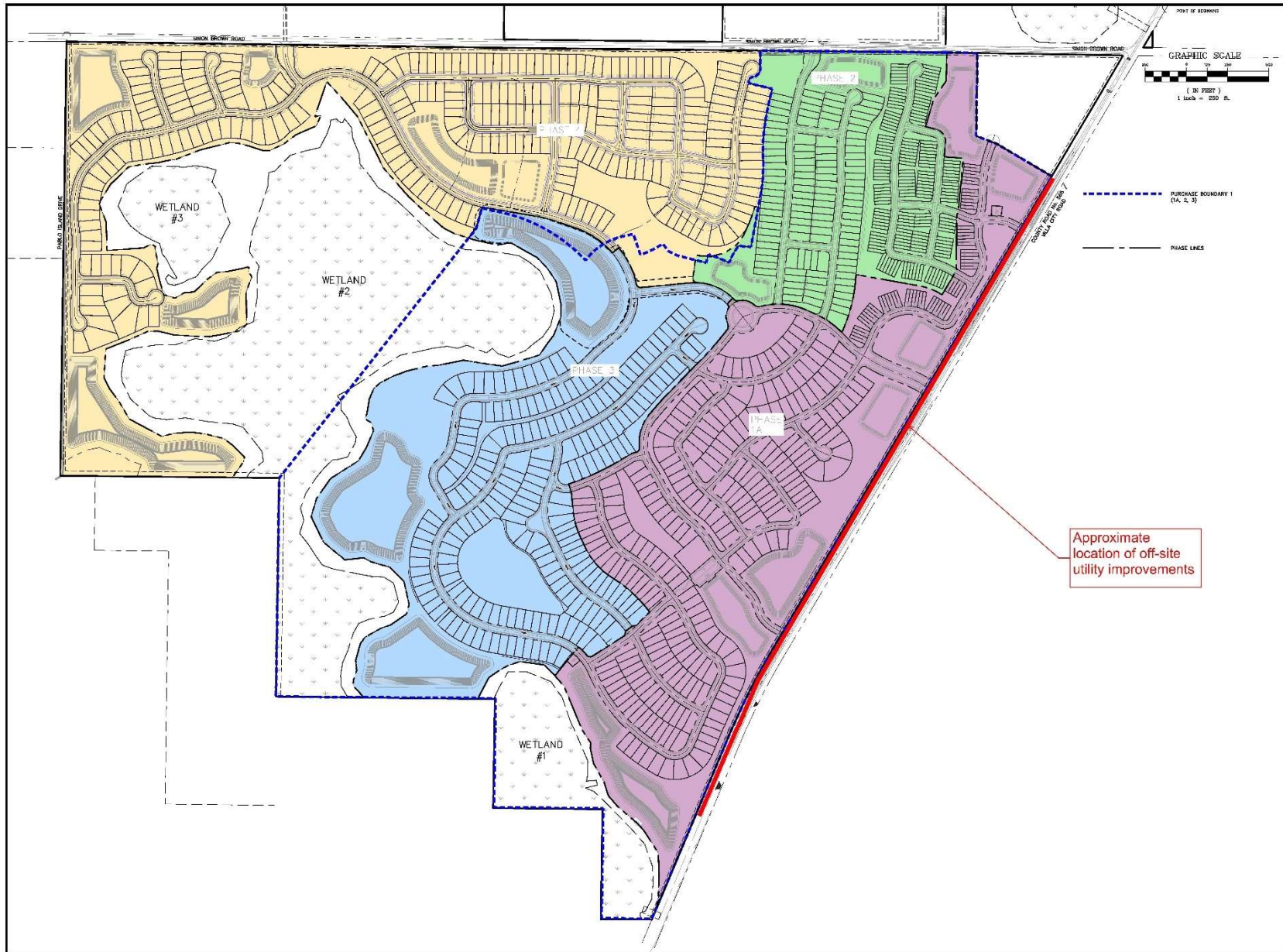


DATE	REVISION

JOB # 12212-24
 DATE 12/22/24
 SCALE 1" = 40'
 DESIGNED BY [Signature]
 DRAWN BY [Signature]
 APPROVED BY [Signature]

C501

Exhibit C Location of Offsite Utilities



FOR
WATERSTONE
FLORIDA
CITY OF MASSOTTE

TAYLOR MORRISON
2000 LANE LUGA DRIVE, SUITE 300
MAITLAND, FL 32751
(407) 629-8330



DATE	REVISED

SHEET # _____ OF _____
DATE: 02/10/21
SCALE: 1" = 100'
DESIGNED BY: JLM
DRAWN BY: EAS
APPROVED BY: EAS

10/10/2020 - Sample Station Plan
10/10/2020 - Sample Station Plan
10/10/2020 - Sample Station Plan

CORPORATE DECLARATION REGARDING COSTS PAID
[WATERSTONE - PHASE 1A AND OFFSITE IMPROVEMENTS]

LT LANGLEY, LLC, a Delaware limited liability company ("**Developer**"), does hereby certify to the Langley South Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 19 day of December, 2024.

LT LANGLEY, LLC


Name: Kevin LaRue
Title: Authorized Agent

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 19 day of December, 2024, by Kevin LaRue as Authorized Agent of LT Langley, LLC, a Delaware limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF Florida
Name: Andrew Kantarzh
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

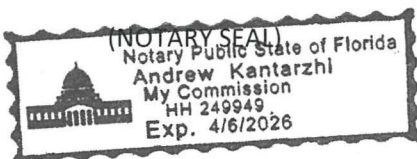


EXHIBIT A
Description of Waterstone - Phase 1A and Offsite Improvements

Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract A (Streets), as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract A (Streets), Tract D (Open Space/Retention/Signage), Tracts OS-3, E, F, G, I and K (Open Space/Retention), the 20' Drainage Easement on Tracts L and M, the 5' Private Drainage Easement, the "Drainage Easements," the "Drainage & Utility Easement," the "Private Drainage Easements," and any and all drainage easements, as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within Tract A (Streets), Tracts B and C (Lift Stations), the "Drainage & Utility Easement," and the "Utility Easements," as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within located within or upon those lands as identified in **Exhibit C** attached hereto.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024.

[CONTINUED ON FOLLOWING PAGE]

Improvement	Total amount	Paid to date	Balance owed	Retainage
Earthwork (Public Only) *	\$6,842,834.95	\$5,789,043.37	\$410,564.54	\$643,227.04
Sanitary Sewer	\$3,242,290.12	\$2,533,492.05	\$427,298.95	\$281,499.12
Water	\$1,883,204.75	\$1,678,954.77	\$17,699.45	\$186,550.53
Reclaimed Water	\$1,366,155.50	\$1,195,704.45	\$37,595.00	\$132,856.05
Roadways	\$4,647,475.10	\$2,326,884.77	\$2,062,047.58	\$258,542.75
Surface Water Management	\$3,758,094.19	\$3,314,294.06	\$75,545.23	\$368,254.90
Totals:	\$21,740,054.61	\$16,838,373.47	\$3,030,750.75	\$1,870,930.39

*Excludes fine grading of lots

Location Offsite Roadways & Offsite Stormwater Management Improvements

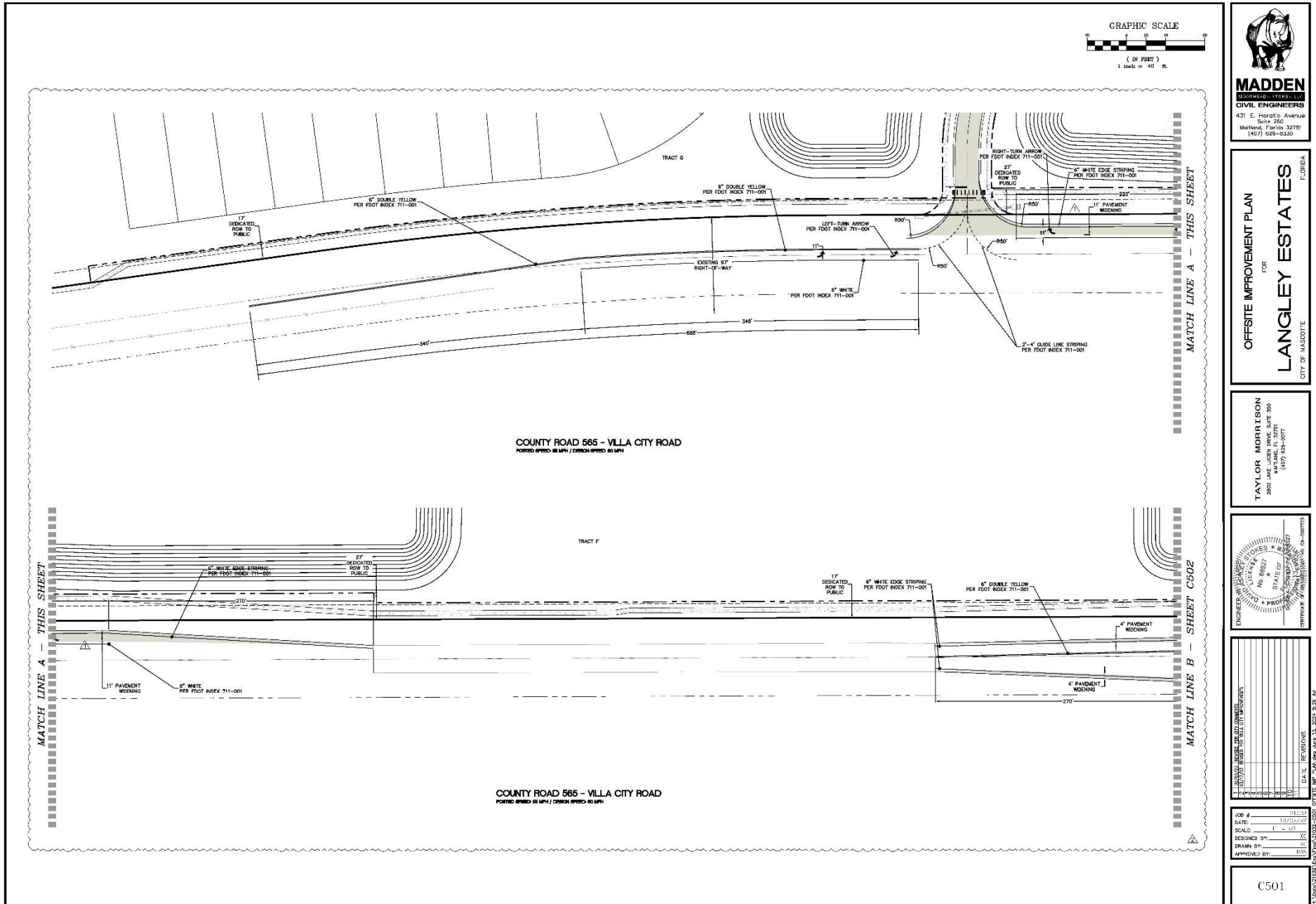
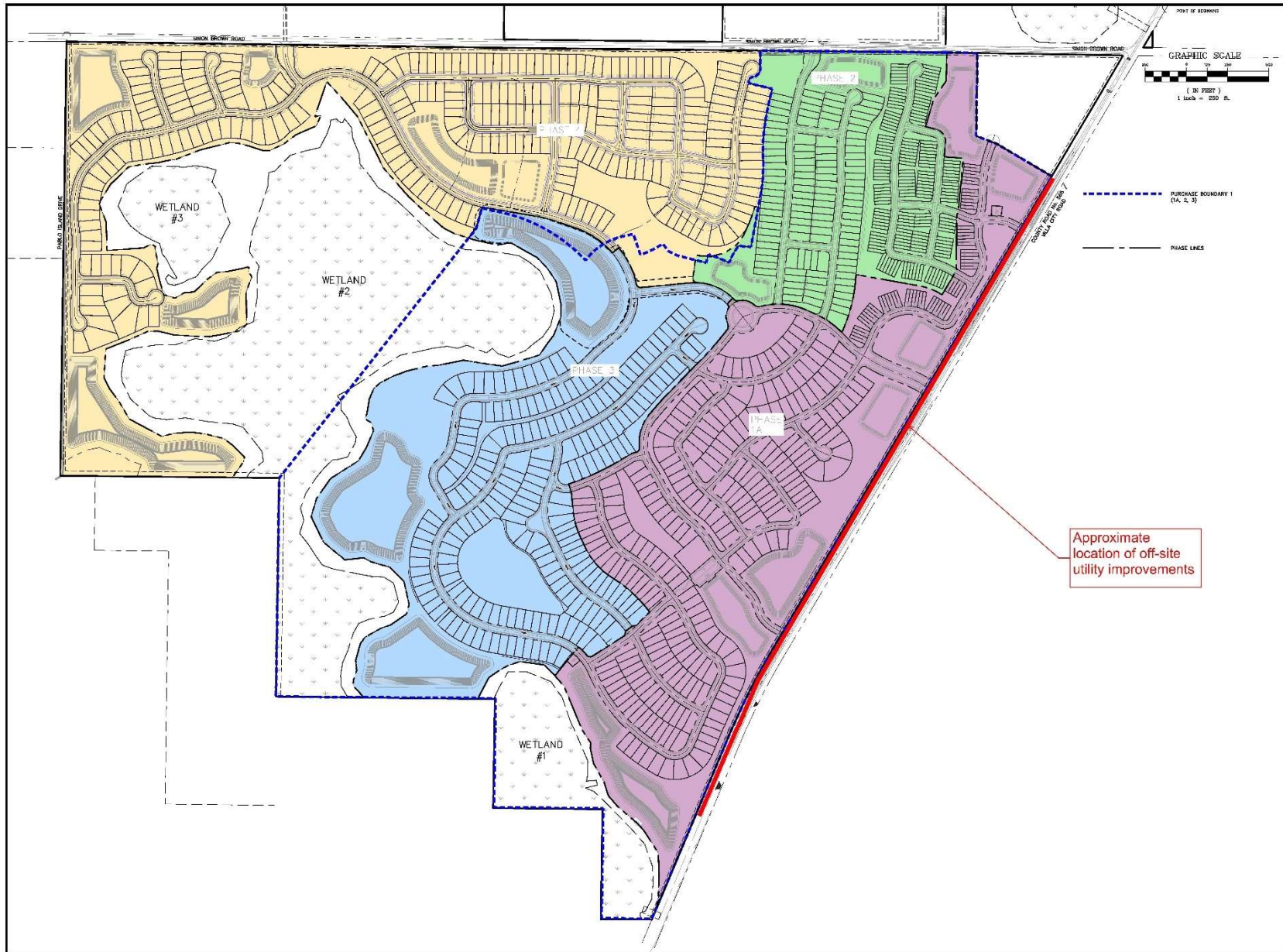


Exhibit C **Location of Offsite Utilities**



Approximate
location of off-site
utility improvements

MADDEN
ENGINEERS
CIVIL ENGINEERS
431 E. Cortijo Avenue
Suite 200
Maitland, Florida 32751
(407) 629-8330

FOR
WATERSTONE
FLORIDA
CITY OF MASSOTTE

TAYLOR MORRISON
2800 LEE LUCH DRIVE, SUITE 300
MAITLAND, FL 32751
(407) 629-8330

ENGINEER'S SEAL
TAYLOR MORRISON
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
EXPIRATION DATE 12/31/2027
LICENSE NO. 12345

DATE	REV	DESCRIPTION

SHEET # 1 OF 1
DATE: 02/10/24
SCALE: AS SHOWN
DESIGNED BY: TMM
DRAWN BY: EAS
APPROVED BY: TMM

PROJECT: WATERSTONE - PHASE 1 & 2
LOCATION: CITY OF MASSOTTE, FLORIDA

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[WATERSTONE - PHASE 1A AND OFFSITE IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 31st day of March 2025 by **Hughes Brothers Construction, Inc. ("Contractor")**, with an address of 948 Walker Road, Wildwood, Florida 34785, in favor of the **Langley South Community Development District ("District")**, which is a local unit of special-purpose government situated in Lake County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain construction agreement ("**Contract**") dated 10/10/2023 and between Contractor and LT Langley, LLC, ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed \$1,963,358.14 (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

HUGHES BROTHERS CONSTRUCTION, INC.



By: Chad Hughes

Its: President

STATE OF Florida
COUNTY OF Sumter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of march, 2024⁵ by Chad Hughes as President of Hughes Brothers Construction, Inc. and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.



NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Zachary S. Davis

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

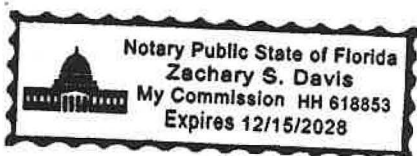


EXHIBIT A

Description of Waterstone - Phase 1A and Offsite Improvements

Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract A (Streets), as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract A (Streets), Tract D (Open Space/Retention/Signage), Tracts OS-3, E, F, G, I and K (Open Space/Retention), the 20' Drainage Easement on Tracts L and M, the 5' Private Drainage Easement, the "Drainage Easements," the "Drainage & Utility Easement," the "Private Drainage Easements," and any and all drainage easements, as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within Tract A (Streets), Tracts B and C (Lift Stations), the "Drainage & Utility Easement," and the "Utility Easements," as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within located within or upon those lands as identified in **Exhibit C** attached hereto.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024.

[CONTINUED ON FOLLOWING PAGE]

Improvement	Total Amount	Total Completed	Paid to Date	Balance To Finish	Retainage
Earthwork	\$ 6,837,354.95	\$ 6,624,353.85	\$ 5,961,918.47	\$ 213,001.10	\$ 662,435.39
Sanitary Sewer	\$ 3,281,454.53	\$ 3,030,878.28	\$ 2,727,790.45	\$ 250,576.25	\$ 303,087.83
Water	\$ 1,887,204.75	\$ 1,876,649.50	\$ 1,688,984.55	\$ 10,555.25	\$ 187,664.95
Reclaimed Water	\$ 1,366,155.50	\$ 1,356,010.50	\$ 1,220,409.45	\$ 10,145.00	\$ 135,601.05
Roadways	\$ 4,653,244.83	\$ 3,243,558.80	\$ 2,919,202.92	\$ 1,409,686.03	\$ 324,355.88
Stormwater Management	\$ 3,727,329.74	\$ 3,671,350.24	\$ 3,304,215.22	\$ 55,979.50	\$ 367,135.02
Totals:	\$ 21,752,744.30	\$ 19,802,801.17	\$ 17,822,521.05	\$ 1,949,943.13	\$ 1,980,280.12

Per Pay App #15

Work Through 11/30/24

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	GENERAL CONDITIONS											
1000	Mobilization	1.00	LS	\$14,250.00	\$ 14,250.00	0.97	\$ 13,822.50	0.03	\$ 427.50	1	\$ 14,250.00	100.00%
1010	Earthwork Layout & Asbuilts	1.00	LS	\$80,945.00	\$ 80,945.00	1	\$ 80,945.00	0	\$ -	1	\$ 80,945.00	100.00%
1011	Paving Survey Layout & Asbuilts	1.00	LS	\$96,575.00	\$ 96,575.00	0.98	\$ 94,643.50	0.02	\$ 1,931.50	1	\$ 96,575.00	100.00%
1012	Utility Survey Layout & Asbuilts	1.00	LS	\$143,610.00	\$ 143,610.00	0.98	\$ 140,737.80	0.02	\$ 2,872.20	1	\$ 143,610.00	100.00%
1030	NPDES Monitoring and Maintenance	1.00	LS	\$10,000.00	\$ 10,000.00	0.98	\$ 9,800.00	0.02	\$ 200.00	1	\$ 10,000.00	100.00%
1040	Silt Fence	24,050.00	LF	\$2.00	\$ 48,100.00	24050	\$ 48,100.00	0	\$ -	24050	\$ 48,100.00	100.00%
1050	Construction Entrance	3.00	EA	\$4,480.00	\$ 13,440.00	3	\$ 13,440.00	0	\$ -	3	\$ 13,440.00	100.00%
1060	Geo-Testing	1.00	LS	\$104,160.00	\$ 104,160.00	0.87	\$ 90,619.20	0	\$ -	0.87	\$ 90,619.20	87.00%
1070	TOTAL GENERAL CONDITIONS				\$ 511,080.00		\$ 492,108.00		\$ 5,431.20		\$ 497,539.20	
	EARTHWORK											
1080	Demolition	1.00	LS	\$ 11,200.00	\$ 11,200.00	1	\$ 11,200.00	0	\$ -	1	\$ 11,200.00	100.00%
1090	Clearing & Grubbing	158.00	AC	\$ 2,320.00	\$ 366,560.00	158	\$ 366,560.00	0	\$ -	158	\$ 366,560.00	100.00%
1100	Site Excavation (Cut/Fill/Balance)	597,551.00	CY	\$ 2.90	\$ 1,732,897.90	597551	\$ 1,732,897.90	0	\$ -	597551	\$ 1,732,897.90	100.00%
1120	Overexcavate Ponds	118,575.00	CY	\$ 2.90	\$ 343,867.50	118575	\$ 343,867.50	0	\$ -	118575	\$ 343,867.50	100.00%
1130	Place Clean Fill in Ponds	142,305.00	CY	\$ 2.90	\$ 412,684.50	142305	\$ 412,684.50	0	\$ -	142305	\$ 412,684.50	100.00%
1150	Fine Grade Lots	192,415.00	SY	\$ 0.55	\$ 105,828.25	144311	\$ 79,371.05	48104	\$ 26,457.20	192415	\$ 105,828.25	100.00%
1160	Fine Grade Disturbed Areas	226,460.00	SY	\$ 0.55	\$ 124,553.00	226460	\$ 124,553.00	0	\$ -	226460	\$ 124,553.00	100.00%
1170	Fine Grade ROW	29,490.00	SY	\$ 0.55	\$ 16,219.50	8847	\$ 4,865.85	11796	\$ 6,487.80	20643	\$ 11,353.65	70.00%
1180	Fine Grade DRA	70,665.00	SY	\$ 0.60	\$ 42,399.00	56936.6	\$ 34,161.96	13728.4	\$ 8,237.04	70665	\$ 42,399.00	100.00%
1190	Fine Grade Slopes & Swales	50,985.00	SY	\$ 0.60	\$ 30,591.00	39063	\$ 23,437.80	0	\$ -	39063	\$ 23,437.80	76.62%
1200	TOTAL EARTHWORK				\$ 3,186,800.65		\$ 3,133,599.56		\$ 41,182.04		\$ 3,174,781.60	
	RETAINING WALL											
1270	Retaining Wall	43,795.00	SF	\$ 31.60	\$ 1,383,922.00	43795	\$ 1,383,922.00	0	\$ -	43795	\$ 1,383,922.00	100.00%
1280	Commercial Handrail (Black Aluminum)	6,285.00	LF	\$ 82.70	\$ 519,769.50	6285	\$ 519,769.50	0	\$ -	6285	\$ 519,769.50	100.00%
1290	TOTAL RETAINING WALL				\$ 1,903,691.50		\$ 1,903,691.50		\$ -		\$ 1,903,691.50	
	ROADWAY											
1300	2" SP-12.5 Asphalt (2 Lift's)	45,085.00	SY	\$22.45	\$ 1,012,158.25	28336.6667	\$ 636,158.17	0	\$ -	28336.6667	\$ 636,158.17	62.85%
1310	8" Limerock Base Course	45,085.00	SY	\$16.35	\$ 737,139.75	45085	\$ 737,139.75	0	\$ -	45085	\$ 737,139.75	100.00%
1320	12" Stabilized Subgrade	58,620.00	SY	\$8.80	\$ 515,856.00	58620	\$ 515,856.00	0	\$ -	58620	\$ 515,856.00	100.00%
1325	Stabilized Cul-de-Sac	635.00	SY	\$11.20	\$ 7,112.00	635	\$ 7,112.00	0	\$ -	635	\$ 7,112.00	100.00%
1330	5' Concrete Sidewalk (Common Areas Only)	83,820.00	SF	\$7.35	\$ 616,077.00	25090	\$ 184,411.50	15833	\$ 116,372.55	40923	\$ 300,784.05	48.82%
1340	ADA Handicap Ramp	64.00	EA	\$1,400.00	\$ 89,600.00	15	\$ 21,000.00	23	\$ 32,200.00	38	\$ 53,200.00	59.38%
1350	Type A Curb	770.00	LF	\$22.95	\$ 17,671.50	770	\$ 17,671.50	0	\$ -	770	\$ 17,671.50	100.00%
1352	Type E Curb	165.00	LF	\$39.20	\$ 6,468.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1355	Type D Curb	540.00	LF	\$25.65	\$ 13,851.00	0	\$ -	0	\$ -	0	\$ -	0.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1360	Type Miami Curb	30,285.00	LF	\$20.70	\$ 626,899.50	30285	\$ 626,899.50	0	\$ -	30285	\$ 626,899.50	100.00%
1370	Type RA Curb	410.00	LF	\$23.50	\$ 9,635.00	410	\$ 9,635.00	0	\$ -	410	\$ 9,635.00	100.00%
1380	8" Round a Bout Concrete Apron	3,755.00	SF	\$14.00	\$ 52,570.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1390	6" Lift Station Driveway	875.00	SF	\$11.05	\$ 9,668.75	358	\$ 3,955.90	0	\$ -	358	\$ 3,955.90	40.91%
1400	6" Concrete Slab	400.00	SF	\$11.75	\$ 4,700.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1410	Striping & Signage	1.00	LS	\$53,750.00	\$ 53,750.00	0.04	\$ 2,150.00	0	\$ -	0.04	\$ 2,150.00	4.00%
1420	TOTAL ROADWAY				\$ 3,773,156.75		\$ 2,761,989.32		\$ 148,572.55		\$ 2,910,561.87	
	GRASSING											
1210	Sod Entire ROW	29,490.00	SY	\$3.00	\$ 88,470.00	0	\$ -	10870	\$ 32,610.00	10870	\$ 32,610.00	36.86%
1220	Sod Slopes, Swales & DRA Sideslopes	121,650.00	SY	\$3.00	\$ 364,950.00	111857	\$ 335,571.00	9793	\$ 29,379.00	121650	\$ 364,950.00	100.00%
1230	Seed & Mulch Lots & Disturbed Areas	418,875.00	SY	\$0.35	\$ 146,606.25	43700	\$ 15,295.00	0	\$ -	43700	\$ 15,295.00	10.43%
1260	TOTAL GRASSING				\$ 600,026.25		\$ 350,866.00		\$ 61,989.00		\$ 412,855.00	
	STORM											
1422	12" HP	450.00	LF	\$42.85	\$ 19,282.50	450	\$ 19,282.50	0	\$ -	450	\$ 19,282.50	100.00%
1425	15" HP	6,960.00	LF	\$48.90	\$ 340,344.00	6960	\$ 340,344.00	0	\$ -	6960	\$ 340,344.00	100.00%
1430	18" HP	2,300.00	LF	\$52.55	\$ 120,865.00	2300	\$ 120,865.00	0	\$ -	2300	\$ 120,865.00	100.00%
1440	24" HP	4,940.00	LF	\$74.75	\$ 369,265.00	4940	\$ 369,265.00	0	\$ -	4940	\$ 369,265.00	100.00%
1445	24" HDPE	340.00	LF	\$69.20	\$ 23,528.00	340	\$ 23,528.00	0	\$ -	340	\$ 23,528.00	100.00%
1450	30" HP	1,840.00	LF	\$107.00	\$ 196,880.00	1840	\$ 196,880.00	0	\$ -	1840	\$ 196,880.00	100.00%
1460	36" HP	1,520.00	LF	\$121.15	\$ 184,148.00	1520	\$ 184,148.00	0	\$ -	1520	\$ 184,148.00	100.00%
1462	42" HP	570.00	LF	\$168.40	\$ 95,988.00	570	\$ 95,988.00	0	\$ -	570	\$ 95,988.00	100.00%
1463	42" HDPE	140.00	LF	\$151.55	\$ 21,217.00	140	\$ 21,217.00	0	\$ -	140	\$ 21,217.00	100.00%
1465	48" HP	130.00	LF	\$218.45	\$ 28,398.50	130	\$ 28,398.50	0	\$ -	130	\$ 28,398.50	100.00%
1466	60" HDPE	550.00	LF	\$325.75	\$ 179,162.50	550	\$ 179,162.50	0	\$ -	550	\$ 179,162.50	100.00%
1490	18" MES	2.00	EA	\$1,760.00	\$ 3,520.00	2	\$ 3,520.00	0	\$ -	2	\$ 3,520.00	100.00%
1500	24" MES	7.00	EA	\$1,985.00	\$ 13,895.00	7	\$ 13,895.00	0	\$ -	7	\$ 13,895.00	100.00%
1510	30" MES	3.00	EA	\$3,780.00	\$ 11,340.00	3	\$ 11,340.00	0	\$ -	3	\$ 11,340.00	100.00%
1515	36" MES	3.00	EA	\$4,695.00	\$ 14,085.00	3	\$ 14,085.00	0	\$ -	3	\$ 14,085.00	100.00%
1520	48" MES	1.00	EA	\$7,475.00	\$ 7,475.00	1	\$ 7,475.00	0	\$ -	1	\$ 7,475.00	100.00%
1525	60" MES	1.00	EA	\$14,202.00	\$ 14,202.00	1	\$ 14,202.00	0	\$ -	1	\$ 14,202.00	100.00%
1530	Type V Inlet	165.00	EA	\$6,995.00	\$ 1,154,175.00	165	\$ 1,154,175.00	0	\$ -	165	\$ 1,154,175.00	100.00%
1540	Type V Inlet w/ J Bottom	31.00	EA	\$11,960.00	\$ 370,760.00	31	\$ 370,760.00	0	\$ -	31	\$ 370,760.00	100.00%
1550	Type C Inlet	8.00	EA	\$3,185.00	\$ 25,480.00	8	\$ 25,480.00	0	\$ -	8	\$ 25,480.00	100.00%
1570	Type C Control Structure	5.00	EA	\$6,460.00	\$ 32,300.00	5	\$ 32,300.00	0	\$ -	5	\$ 32,300.00	100.00%
1600	Type P Manhole	16.00	EA	\$3,685.00	\$ 58,960.00	16	\$ 58,960.00	0	\$ -	16	\$ 58,960.00	100.00%
1605	Type J Manhole	16.00	EA	\$7,790.00	\$ 124,640.00	16	\$ 124,640.00	0	\$ -	16	\$ 124,640.00	100.00%
1610	MES Splash Pad	17.00	EA	\$615.00	\$ 10,455.00	17	\$ 10,455.00	0	\$ -	17	\$ 10,455.00	100.00%
1620	Testing	19,740.00	LF	\$4.90	\$ 96,726.00	5922	\$ 29,017.80	3993	\$ 19,565.70	9915	\$ 48,583.50	50.23%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1630	TOTAL STORM				\$ 3,517,091.50		\$ 3,449,383.30		\$ 19,565.70		\$ 3,468,949.00	
	SEWER											
1640	8" Sanitary Sewer (0'-6')	500.00	LF	\$39.40	\$ 19,700.00	500	\$ 19,700.00	0	\$ -	500	\$ 19,700.00	100.00%
1650	8" Sanitary Sewer (6'-8')	7,620.00	LF	\$42.60	\$ 324,612.00	7620	\$ 324,612.00	0	\$ -	7620	\$ 324,612.00	100.00%
1660	8" Sanitary Sewer (8'-10')	1,450.00	LF	\$46.85	\$ 67,932.50	1450	\$ 67,932.50	0	\$ -	1450	\$ 67,932.50	100.00%
1670	8" Sanitary Sewer (10'-12')	1,115.00	LF	\$56.85	\$ 63,387.75	1115	\$ 63,387.75	0	\$ -	1115	\$ 63,387.75	100.00%
1680	8" Sanitary Sewer (12'-14')	860.00	LF	\$76.70	\$ 65,962.00	860	\$ 65,962.00	0	\$ -	860	\$ 65,962.00	100.00%
1690	8" Sanitary Sewer (14'-16')	345.00	LF	\$97.40	\$ 33,603.00	345	\$ 33,603.00	0	\$ -	345	\$ 33,603.00	100.00%
1700	8" Sanitary Sewer (16'-18')	255.00	LF	\$103.45	\$ 26,379.75	255	\$ 26,379.75	0	\$ -	255	\$ 26,379.75	100.00%
1710	8" Sanitary Sewer (18'-20')	130.00	LF	\$110.75	\$ 14,397.50	130	\$ 14,397.50	0	\$ -	130	\$ 14,397.50	100.00%
1715	8" Sanitary Sewer (20'-22')	105.00	LF	\$120.00	\$ 12,600.00	105	\$ 12,600.00	0	\$ -	105	\$ 12,600.00	100.00%
1716	10" Sanitary Sewer (8'-10')	80.00	LF	\$71.45	\$ 5,716.00	80	\$ 5,716.00	0	\$ -	80	\$ 5,716.00	100.00%
1718	10" Sanitary Sewer (24'-26')	75.00	LF	\$129.50	\$ 9,712.50	75	\$ 9,712.50	0	\$ -	75	\$ 9,712.50	100.00%
1720	10" Sanitary Sewer (26'-28')	20.00	LF	\$157.15	\$ 3,143.00	20	\$ 3,143.00	0	\$ -	20	\$ 3,143.00	100.00%
1750	Sanitary Manhole (0'-6')	2.00	EA	\$4,505.00	\$ 9,010.00	2	\$ 9,010.00	0	\$ -	2	\$ 9,010.00	100.00%
1760	Sanitary Manhole (6'-8')	46.00	EA	\$5,070.00	\$ 233,220.00	46	\$ 233,220.00	0	\$ -	46	\$ 233,220.00	100.00%
1770	Sanitary Manhole (8'-10')	8.00	EA	\$6,160.00	\$ 49,280.00	8	\$ 49,280.00	0	\$ -	8	\$ 49,280.00	100.00%
1790	Sanitary Manhole (10'-12')	6.00	EA	\$7,230.00	\$ 43,380.00	6	\$ 43,380.00	0	\$ -	6	\$ 43,380.00	100.00%
1800	Sanitary Manhole (12'-14')	5.00	EA	\$8,620.00	\$ 43,100.00	5	\$ 43,100.00	0	\$ -	5	\$ 43,100.00	100.00%
1810	Sanitary Manhole (14'-16')	2.00	EA	\$10,290.00	\$ 20,580.00	2	\$ 20,580.00	0	\$ -	2	\$ 20,580.00	100.00%
1830	Sanitary Manhole (18'-20')	1.00	EA	\$12,895.00	\$ 12,895.00	1	\$ 12,895.00	0	\$ -	1	\$ 12,895.00	100.00%
1840	Sanitary Manhole (20'-22')	2.00	EA	\$14,835.00	\$ 29,670.00	2	\$ 29,670.00	0	\$ -	2	\$ 29,670.00	100.00%
1845	Sanitary Manhole (24'-26')	2.00	EA	\$16,795.00	\$ 33,590.00	2	\$ 33,590.00	0	\$ -	2	\$ 33,590.00	100.00%
1860	Single Service	100.00	EA	\$1,435.00	\$ 143,500.00	100	\$ 143,500.00	0	\$ -	100	\$ 143,500.00	100.00%
1870	Double Service	105.00	EA	\$1,690.00	\$ 177,450.00	105	\$ 177,450.00	0	\$ -	105	\$ 177,450.00	100.00%
1880	Testing	12,555.00	LF	\$4.90	\$ 61,519.50	6026.5	\$ 29,529.85	495	\$ 2,425.50	6521.5	\$ 31,955.35	51.94%
1890	TOTAL SEWER				\$ 1,504,340.50		\$ 1,472,350.85		\$ 2,425.50		\$ 1,474,776.35	
	FORCEMAIN											
1900	6" PVC Forcemain	1,660.00	LF	\$29.15	\$ 48,389.00	1660	\$ 48,389.00	0	\$ -	1660	\$ 48,389.00	100.00%
1905	6" DIP Forcemain	80.00	LF	\$75.15	\$ 6,012.00	80	\$ 6,012.00	0	\$ -	80	\$ 6,012.00	100.00%
1910	6" Plug Valve	1.00	EA	\$2,975.00	\$ 2,975.00	1	\$ 2,975.00	0	\$ -	1	\$ 2,975.00	100.00%
1930	Fittings	1.00	LS	\$31,785.00	\$ 31,785.00	1	\$ 31,785.00	0	\$ -	1	\$ 31,785.00	100.00%
1940	Testing	1,740.00	LF	\$2.20	\$ 3,828.00	1740	\$ 3,828.00	0	\$ -	1740	\$ 3,828.00	100.00%
1950	TOTAL FORCEMAIN				\$ 92,989.00		\$ 92,989.00		\$ -		\$ 92,989.00	
	LIFT STATION											
1891	Lift Station 1 Complete	1.00	LS	\$ 518,045.00	\$ 518,045.00	0.6	\$ 310,827.00	0	\$ -	0.6	\$ 310,827.00	60.00%
1892	Lift Station 2 Complete	1.00	LS	\$ 663,760.00	\$ 663,760.00	0.91	\$ 604,021.60	0.09	\$ 59,738.40	1	\$ 663,760.00	100.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1893	TOTAL LIFT STATION				\$ 1,181,805.00		\$ 914,848.60		\$ 59,738.40		\$ 974,587.00	
	WATERMAIN											
1980	Connect to Existing (TSV)	4.00	EA	\$ 9,105.00	\$ 36,420.00	4	\$ 36,420.00	0	\$ -	4	\$ 36,420.00	100.00%
1990	Temporary Jumper	4.00	EA	\$ 2,120.00	\$ 8,480.00	4	\$ 8,480.00	0	\$ -	4	\$ 8,480.00	100.00%
2000	8" PVC Watermain	11,345.00	LF	\$ 43.75	\$ 496,343.75	11345	\$ 496,343.75	0	\$ -	11345	\$ 496,343.75	100.00%
2005	8" DIP Watermain	1,040.00	LF	\$ 68.05	\$ 70,772.00	1040	\$ 70,772.00	0	\$ -	1040	\$ 70,772.00	100.00%
2010	10" PVC Watermain	2,840.00	LF	\$ 60.40	\$ 171,536.00	2840	\$ 171,536.00	0	\$ -	2840	\$ 171,536.00	100.00%
2015	10" DIP Watermain	420.00	LF	\$ 79.50	\$ 33,390.00	420	\$ 33,390.00	0	\$ -	420	\$ 33,390.00	100.00%
2016	12" PVC Watermain	1,105.00	LF	\$ 82.40	\$ 91,052.00	1105	\$ 91,052.00	0	\$ -	1105	\$ 91,052.00	100.00%
2018	12" DIP Watermain	260.00	LF	\$ 96.15	\$ 24,999.00	260	\$ 24,999.00	0	\$ -	260	\$ 24,999.00	100.00%
2020	8" Gate Valve	54.00	EA	\$ 2,470.00	\$ 133,380.00	54	\$ 133,380.00	0	\$ -	54	\$ 133,380.00	100.00%
2025	10" Gate Valve	19.00	EA	\$ 3,625.00	\$ 68,875.00	19	\$ 68,875.00	0	\$ -	19	\$ 68,875.00	100.00%
2030	12" Gate Valve	13.00	EA	\$ 4,365.00	\$ 56,745.00	13	\$ 56,745.00	0	\$ -	13	\$ 56,745.00	100.00%
2040	Fittings	1.00	LS	\$ 143,800.00	\$ 143,800.00	1	\$ 143,800.00	0	\$ -	1	\$ 143,800.00	100.00%
2045	Lift Station Service	2.00	EA	\$ 2,215.00	\$ 4,430.00	1.9	\$ 4,208.50	0	\$ -	1.9	\$ 4,208.50	95.00%
2046	Park/Rec Service	1.00	EA	\$ 1,550.00	\$ 1,550.00	1	\$ 1,550.00	0	\$ -	1	\$ 1,550.00	100.00%
2050	Single Service	37.00	EA	\$ 1,025.00	\$ 37,925.00	35.15	\$ 36,028.75	0	\$ -	35.15	\$ 36,028.75	95.00%
2060	Double Service	135.00	EA	\$ 1,250.00	\$ 168,750.00	128.25	\$ 160,312.50	0	\$ -	128.25	\$ 160,312.50	95.00%
2090	Fire Hydrant Assembly	32.00	EA	\$ 7,125.00	\$ 228,000.00	32	\$ 228,000.00	0	\$ -	32	\$ 228,000.00	100.00%
2100	Blow-Off Assembly	10.00	EA	\$ 1,255.00	\$ 12,550.00	10	\$ 12,550.00	0	\$ -	10	\$ 12,550.00	100.00%
2105	ARV Assembly	2.00	EA	\$ 12,870.00	\$ 25,740.00	2	\$ 25,740.00	0	\$ -	2	\$ 25,740.00	100.00%
2110	Testing	17,010.00	LF	\$ 4.20	\$ 71,442.00	17010	\$ 71,442.00	0	\$ -	17010	\$ 71,442.00	100.00%
2120	TOTAL WATERMAIN				\$ 1,886,179.75		\$ 1,875,624.50		\$ -		\$ 1,875,624.50	
	RECLAIM											
2130	Connect to Existing (TSV)	3.00	EA	\$ 7,570.00	\$ 22,710.00	3	\$ 22,710.00	0	\$ -	3	\$ 22,710.00	100.00%
2135	Temporary Jumper	3.00	EA	\$ 2,125.00	\$ 6,375.00	3	\$ 6,375.00	0	\$ -	3	\$ 6,375.00	100.00%
2140	6" PVC Reclaimed	13,690.00	LF	\$ 31.40	\$ 429,866.00	13690	\$ 429,866.00	0	\$ -	13690	\$ 429,866.00	100.00%
2145	6" DIP Reclaimed	900.00	LF	\$ 53.40	\$ 48,060.00	900	\$ 48,060.00	0	\$ -	900	\$ 48,060.00	100.00%
2150	12" PVC Reclaimed	1,590.00	LF	\$ 81.95	\$ 130,300.50	1590	\$ 130,300.50	0	\$ -	1590	\$ 130,300.50	100.00%
2155	12" DIP Reclaimed	340.00	LF	\$ 95.50	\$ 32,470.00	340	\$ 32,470.00	0	\$ -	340	\$ 32,470.00	100.00%
2160	6" Gate Valve	66.00	EA	\$ 1,805.00	\$ 119,130.00	66	\$ 119,130.00	0	\$ -	66	\$ 119,130.00	100.00%
2170	12" Gate Valve	20.00	EA	\$ 4,365.00	\$ 87,300.00	20	\$ 87,300.00	0	\$ -	20	\$ 87,300.00	100.00%
2180	Fittings	1.00	LS	\$ 129,060.00	\$ 129,060.00	1	\$ 129,060.00	0	\$ -	1	\$ 129,060.00	100.00%
2190	Park/Rec Service	1.00	EA	\$ 1,550.00	\$ 1,550.00	1	\$ 1,550.00	0	\$ -	1	\$ 1,550.00	100.00%
2200	Single Service	26.00	EA	\$ 1,025.00	\$ 26,650.00	24.7	\$ 25,317.50	0	\$ -	24.7	\$ 25,317.50	95.00%
2210	Double Service	141.00	EA	\$ 1,250.00	\$ 176,250.00	133.95	\$ 167,437.50	0	\$ -	133.95	\$ 167,437.50	95.00%
2215	6" RPZ Assembly	2.00	EA	\$ 9,940.00	\$ 19,880.00	2	\$ 19,880.00	0	\$ -	2	\$ 19,880.00	100.00%
2218	12" RPZ Assembly	1.00	EA	\$ 36,180.00	\$ 36,180.00	1	\$ 36,180.00	0	\$ -	1	\$ 36,180.00	100.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2220	Blow-Off Assembly	10.00	EA	\$ 1,255.00	\$ 12,550.00	10	\$ 12,550.00	0	\$ -	10	\$ 12,550.00	100.00%
2225	ARV Assembly	4.00	EA	\$ 12,870.00	\$ 51,480.00	4	\$ 51,480.00	0	\$ -	4	\$ 51,480.00	100.00%
2230	Testing	16,520.00	LF	\$ 2.20	\$ 36,344.00	16520	\$ 36,344.00	0	\$ -	16520	\$ 36,344.00	100.00%
2240	TOTAL RECLAIM				\$ 1,366,155.50		\$ 1,356,010.50		\$ -		\$ 1,356,010.50	
	OFFSITE ROADWAY											
2250	Full Depth Limerock Base	7,320.00	SY	\$ 35.65	\$ 260,958.00	2916	\$ 103,955.40	0	\$ -	2916	\$ 103,955.40	39.84%
2260	2" SP-12.5 Asphalt	5,630.00	SY	\$ 19.85	\$ 111,755.50	1867	\$ 37,059.95	0	\$ -	1867	\$ 37,059.95	33.16%
2265	1.5" FC-9.5 Asphalt	12,365.00	SY	\$ 17.85	\$ 220,715.25	845	\$ 15,083.25	0	\$ -	845	\$ 15,083.25	6.83%
2270	1" Milling	6,735.00	SY	\$ 4.20	\$ 28,287.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2300	ROW Restoration	2,180.00	SY	\$ 4.30	\$ 9,374.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2310	Maintenance of Traffic	1.00	LS	\$ 70,000.00	\$ 70,000.00	0.37	\$ 25,900.00	0	\$ -	0.37	\$ 25,900.00	37.00%
2320	Striping & Signage	1.00	LS	\$ 28,000.00	\$ 28,000.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2330	TOTAL OFFSITE ROADWAY				\$ 729,089.75		\$ 181,998.60		\$ -		\$ 181,998.60	
	OFFSITE FORCEMAIN											
2340	Connect to Existing (TSV)	1.00	EA	\$ 8,145.00	\$ 8,145.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2345	6" PVC Forcemain	4,440.00	LF	\$ 40.40	\$ 179,376.00	4440	\$ 179,376.00	0	\$ -	4440	\$ 179,376.00	100.00%
2346	6" DIP Forcemain	220.00	LF	\$ 83.80	\$ 18,436.00	200	\$ 16,760.00	0	\$ -	200	\$ 16,760.00	90.91%
2350	Directional Drill	80.00	LF	\$ 310.00	\$ 24,800.00	80	\$ 24,800.00	0	\$ -	80	\$ 24,800.00	100.00%
2355	6" Plug Valve	11.00	EA	\$ 2,975.00	\$ 32,725.00	11	\$ 32,725.00	0	\$ -	11	\$ 32,725.00	100.00%
2360	Blow-Off Assembly	1.00	EA	\$ 1,495.00	\$ 1,495.00	1	\$ 1,495.00	0	\$ -	1	\$ 1,495.00	100.00%
2365	ARV Assembly	2.00	EA	\$ 12,870.00	\$ 25,740.00	2	\$ 25,740.00	0	\$ -	2	\$ 25,740.00	100.00%
2370	Fittings	1.00	LS	\$ 18,875.00	\$ 18,875.00	0.9	\$ 16,987.50	0	\$ -	0.9	\$ 16,987.50	90.00%
2380	Testing	4,740.00	LF	\$ 2.20	\$ 10,428.00	3792	\$ 8,342.40	0	\$ -	3792	\$ 8,342.40	80.00%
2390	TOTAL OFFSITE FORCEMAIN				\$ 320,020.00		\$ 306,225.90		\$ -		\$ 306,225.90	
	OFFSITE STORM											
2400	18" RCP	380.00	LF	\$ 66.15	\$ 25,137.00	380	\$ 25,137.00	0	\$ -	380	\$ 25,137.00	100.00%
2410	24" HDPE	250.00	LF	\$ 71.15	\$ 17,787.50	250	\$ 17,787.50	0	\$ -	250	\$ 17,787.50	100.00%
2420	18" MES	6.00	EA	\$ 1,760.00	\$ 10,560.00	4	\$ 7,040.00	0	\$ -	4	\$ 7,040.00	66.67%
2430	24" MES	1.00	EA	\$ 1,990.00	\$ 1,990.00	1	\$ 1,990.00	0	\$ -	1	\$ 1,990.00	100.00%
2440	Type C Control Structure	1.00	EA	\$ 6,460.00	\$ 6,460.00	1	\$ 6,460.00	0	\$ -	1	\$ 6,460.00	100.00%
2450	Type J Manhole	1.00	EA	\$ 7,795.00	\$ 7,795.00	1	\$ 7,795.00	0	\$ -	1	\$ 7,795.00	100.00%
2460	MES Splash Pad	7.00	EA	\$ 615.00	\$ 4,305.00	5	\$ 3,075.00	0	\$ -	5	\$ 3,075.00	71.43%
2475	Testing	630.00	LF	\$ 4.90	\$ 3,087.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2480	TOTAL OFFSITE STORM				\$ 77,121.50		\$ 69,284.50		\$ -		\$ 69,284.50	
	TOTAL LANGLEY PH 1				\$ 20,649,547.65		\$ 18,360,970.13		\$ 338,904.39		\$ 18,699,874.52	

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	CHANGE ORDERS											
	CHANGE ORDER #1 - GRIDDING SITE											
	Mobilization	4.00	EA	\$ 550.00	\$ 2,200.00	4	\$ 2,200.00	0	\$ -	4	\$ 2,200.00	100.00%
	CAT 349 Excavator w/ Grade Assist	110.00	HR	\$ 422.07	\$ 46,427.70	110	\$ 46,427.70	0	\$ -	110	\$ 46,427.70	100.00%
	Excavator Operator	110.00	HR	\$ 45.72	\$ 5,029.20	110	\$ 5,029.20	0	\$ -	110	\$ 5,029.20	100.00%
	CAT 930K Loader	110.00	HR	\$ 125.40	\$ 13,794.00	110	\$ 13,794.00	0	\$ -	110	\$ 13,794.00	100.00%
	Loader Operator	110.00	HR	\$ 42.48	\$ 4,672.80	110	\$ 4,672.80	0	\$ -	110	\$ 4,672.80	100.00%
	Superintendent	15.00	HR	\$ 67.20	\$ 1,008.00	15	\$ 1,008.00	0	\$ -	15	\$ 1,008.00	100.00%
	TOTAL CHANGE ORDER #1 - GRIDDING SITE				\$ 73,131.70		\$ 73,131.70		\$ -		\$ 73,131.70	
	CHANGE ORDER #2 - Sanitary and Drainage Additions											
	14'-16' Sanitary MH - Lined (S-4, S-57)	2.00	EA	\$ 8,750.08	\$ 17,500.15	2	\$ 17,500.15	0	\$ -	2	\$ 17,500.15	100.00%
	18'-20' Sanitary MH - Lined (S-58)	1.00	EA	\$ 8,784.70	\$ 8,784.70	1	\$ 8,784.70	0	\$ -	1	\$ 8,784.70	100.00%
	20'-22' Sanitary MH - Lined (S-63)	1.00	EA	\$ 8,802.29	\$ 8,802.29	1	\$ 8,802.29	0	\$ -	1	\$ 8,802.29	100.00%
	24'-26' Sanitary MH - Lined (S-75, S-76)	2.00	EA	\$ 9,104.51	\$ 18,209.03	2	\$ 18,209.03	0	\$ -	2	\$ 18,209.03	100.00%
	Lift Station - Lined S-77 (LS2)	1.00	EA	\$ 50,953.03	\$ 50,953.03	1	\$ 50,953.03	0	\$ -	1	\$ 50,953.03	100.00%
	Lift Station - Lined S-29 (LS1)	1.00	EA	\$ 16,183.75	\$ 16,183.75	1	\$ 16,183.75	0	\$ -	1	\$ 16,183.75	100.00%
	0'-6' Sanitary MH (S-78)	1.00	EA	\$ 4,505.00	\$ 4,505.00	1	\$ 4,505.00	0	\$ -	1	\$ 4,505.00	100.00%
	8" Sanitary Sewer (0'-6')	74.00	EA	\$ 39.40	\$ 2,915.60	74	\$ 2,915.60	0	\$ -	74	\$ 2,915.60	100.00%
	12" Turbine Pump Removal	2	EA	\$ 4,200.00	\$ 8,400.00	2	\$ 8,400.00	0	\$ -	2	\$ 8,400.00	100.00%
	Revised Dimensions J8 MH - (S-179, S-180, S-181, S-182)	4	EA	\$ 3,056.06	\$ 12,224.22	4	\$ 12,224.22	0	\$ -	4	\$ 12,224.22	100.00%
	New J8 MH's - (S-179.1, S-180.1)	2	EA	\$ 9,270.10	\$ 18,540.20	2	\$ 18,540.20	0	\$ -	2	\$ 18,540.20	100.00%
	TOTAL CHANGE ORDER #2 - Sanitary and Drainage Additions				\$ 167,017.97		\$ 167,017.97		\$ -		\$ 167,017.97	
	CHANGE ORDER #3 - Earthwork Revisions & Additions											
	Site Excavation (Cut/Fill/Balance)	5,956.00	CY	\$ 2.90	\$ 17,272.40	5956	\$ 17,272.40	0	\$ -	5956	\$ 17,272.40	100.00%
	Overexcavate Ponds	-11,686.00	CY	\$ 2.90	\$ (33,889.40)	-11686	\$ (33,889.40)	0	\$ -	-11686	\$ (33,889.40)	100.00%
	Place Clean Fill in Ponds	-14,038.00	CY	\$ 2.90	\$ (40,710.20)	-14038	\$ (40,710.20)	0	\$ -	-14038	\$ (40,710.20)	100.00%
	Site Undercut to provide 3' Cap	33,137.00	CY	\$ 2.90	\$ 96,097.30	33137	\$ 96,097.30	0	\$ -	33137	\$ 96,097.30	100.00%
	Place Clean Fill in Onsite Undercut Areas	39,765.00	CY	\$ 2.90	\$ 115,318.50	39765	\$ 115,318.50	0	\$ -	39765	\$ 115,318.50	100.00%
	Sand Mining	38,000.00	CY	\$ 2.90	\$ 110,200.00	38000	\$ 110,200.00	0	\$ -	38000	\$ 110,200.00	100.00%
	Stockpile Sand to Cap Clay Bury Areas	108,680.00	CY	\$ 2.90	\$ 315,172.00	108680	\$ 315,172.00	0	\$ -	108680	\$ 315,172.00	100.00%
	TOTAL CHANGE ORDER #3 - Earthwork Revisions & Additions				\$ 579,460.60		\$ 579,460.60		\$ -		\$ 579,460.60	
	CHANGE ORDER #4 Well Logging and Abandonment											
	12" Well abandonment	1	LS	\$ 12,650.00	\$ 12,650.00	1	\$ 12,650.00	0	\$ -	1	\$ 12,650.00	100.00%
	Extra benonite over 150 bags	0	EA	\$ 63.25		0	\$ -	0	\$ -	0	\$ -	0.00%
	12" deep well	1	LS	\$ 64,400.00	\$ 64,400.00	1	\$ 64,400.00	0	\$ -	1	\$ 64,400.00	100.00%
	Extra benonite over 900 bags	1	EA	\$ 63.25		0	\$ -	0	\$ -	0	\$ -	0.00%
	Limestone Cement over 140 Bags	1	EA	\$ 60.95		0	\$ -	0	\$ -	0	\$ -	0.00%

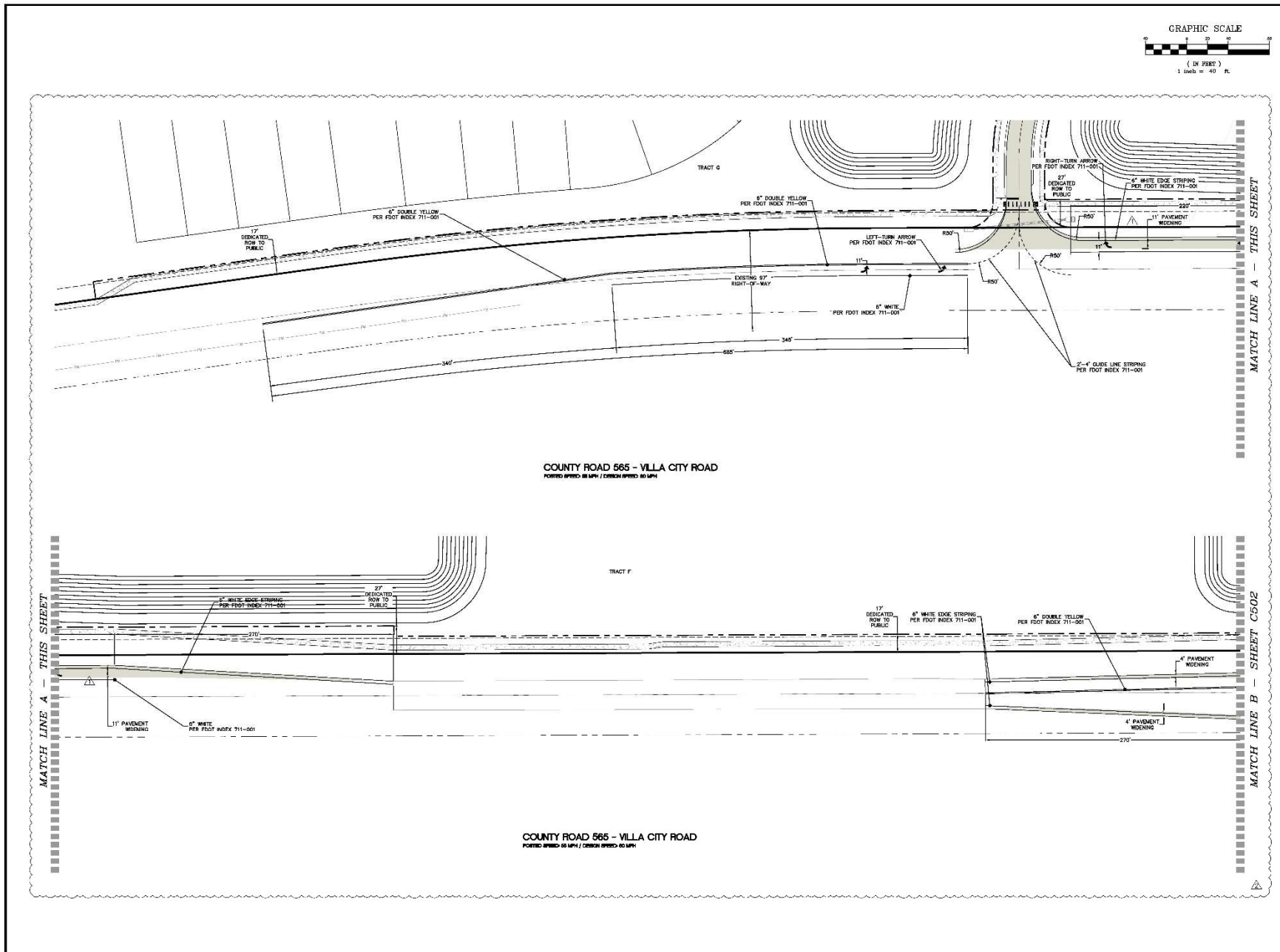
SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	#57 Stone 40,000	1	EA	\$ 201.25		0	\$ -	0	\$ -	0	\$ -	0.00%
	Video and Caliper Logs on wells	1	LS	\$ 3,737.50	\$ 3,737.50	1	\$ 3,737.50	0	\$ -	1	\$ 3,737.50	100.00%
	TOTAL CHANGE ORDER #4 Well Logging and Abandonment				\$ 80,787.50		\$ 80,787.50		\$ -		\$ 80,787.50	
	CHANGER ORDER #5 - Conduit Crossings											
	General Conditions											
	Survey Layout & As-Builts	1	LS	\$ 5,750.00	\$ 5,750.00	1	\$ 5,750.00	0	\$ -	1	\$ 5,750.00	100.00%
	Earthwork				\$ -							
	Trim Trees and underbrush	1	LS	\$ 7,935.00	\$ 7,935.00	1	\$ 7,935.00	0	\$ -	1	\$ 7,935.00	100.00%
	Conduit Crossings				\$ -							
	2" Xing (Material supplied by SECO)	3200	LF	\$ 10.35	\$ 33,122.32	3200	\$ 33,122.32	0	\$ -	3200	\$ 33,122.32	100.00%
	4" Xing (Material supplied by SECO)	1000	LF	\$ 10.35	\$ 10,350.00	1000	\$ 10,350.00	0	\$ -	1000	\$ 10,350.00	100.00%
	2" SCH 40 PVC PIPE BE	1180	LF	\$ 13.20	\$ 15,578.44	1180	\$ 15,578.44	0	\$ -	1180	\$ 15,578.44	100.00%
	4" SCH 40 PVC PIPE BE	1180	LF	\$ 14.46	\$ 17,067.66	1180	\$ 17,067.66	0	\$ -	1180	\$ 17,067.66	100.00%
	6" SCH 40 PVC PIPE BE	1180	LF	\$ 17.41	\$ 20,546.30	1180	\$ 20,546.30	0	\$ -	1180	\$ 20,546.30	100.00%
	2"X20" SCH 40 PVC CONDUIT	3680	LF	\$ 13.20	\$ 48,583.62	3680	\$ 48,583.62	0	\$ -	3680	\$ 48,583.62	100.00%
	TOTAL CHANGER ORDER #5 - Conduit Crossings				\$ 158,933.33		\$ 145,248.33		\$ -		\$ 145,248.33	
	CHANGE ORDER #6 - CONFLICTS											
	Storm - Modificaitons											
	42" HDPE	-140	LF	\$ 145.00	\$ (20,300.00)	-140	\$ (20,300.00)	0	\$ -	-140	\$ (20,300.00)	100.00%
	60" HDPE	-230	LF	\$ 325.75	\$ (74,922.50)	-230	\$ (74,922.50)	0	\$ -	-230	\$ (74,922.50)	100.00%
	60" HP	360	FL	\$ 341.76	\$ 123,033.60	360	\$ 123,033.60	0	\$ -	360	\$ 123,033.60	100.00%
	8" Sanitary Sewer (20'-22')	130	LF	\$ 120.00	\$ 15,600.00	130	\$ 15,600.00	0	\$ -	130	\$ 15,600.00	100.00%
	C Inlet w/ P Bottom	1	EA	\$ 1,995.66	\$ 1,995.66	1	\$ 1,995.66	0	\$ -	1	\$ 1,995.66	100.00%
	J7 Manhole	2	EA	\$ 1,995.66	\$ 3,991.32	2	\$ 3,991.32	0	\$ -	2	\$ 3,991.32	100.00%
	J8 Manhole	1	EA	\$ 896.38	\$ 896.38	1	\$ 896.38	0	\$ -	1	\$ 896.38	100.00%
	P7 Manhole	1	EA	\$ 2,239.21	\$ 2,239.21	1	\$ 2,239.21	0	\$ -	1	\$ 2,239.21	100.00%
	P8 Manhole	2	EA	\$ 1,167.43	\$ 2,334.86	2	\$ 2,334.86	0	\$ -	2	\$ 2,334.86	100.00%
	V Inlet	28	EA	\$ 1,987.99	\$ 55,663.68	28	\$ 55,663.68	0	\$ -	28	\$ 55,663.68	100.00%
	V Inlet w/ J Bottom	7	EA	\$ 3,226.36	\$ 22,584.53	7	\$ 22,584.53	0	\$ -	7	\$ 22,584.53	100.00%
	Sewer - Modifications											
	MH - 4'ID - 06'-8'	4	EA	\$ 1,704.92	\$ 6,819.67	4	\$ 6,819.67	0	\$ -	4	\$ 6,819.67	100.00%
	MH - 4'ID - 08'-10'	1	EA	\$ 1,543.17	\$ 1,543.17	1	\$ 1,543.17	0	\$ -	1	\$ 1,543.17	100.00%
	MH - 4'ID - 12'-14'	1	EA	\$ 1,305.06	\$ 1,305.06	1	\$ 1,305.06	0	\$ -	1	\$ 1,305.06	100.00%
	MH - 4'ID - 24'-26'	2	EA	\$ 2,807.08	\$ 5,614.17	2	\$ 5,614.17	0	\$ -	2	\$ 5,614.17	100.00%
	Water											
	Single Service	1	EA	\$ 1,025.00	\$ 1,025.00	1	\$ 1,025.00	0	\$ -	1	\$ 1,025.00	100.00%
	TOTAL CHANGE ORDER #6 - CONFLICTS				\$ 149,423.80		\$ 149,423.80		\$ -		\$ 149,423.80	

SCHEDULE OF VALUES

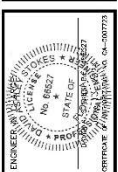
ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	TOTAL CHANGE ORDERS				\$ 1,208,754.91		\$ 1,195,069.91		\$ -		\$ 1,195,069.91	
	TOTAL LANGLEY PH 1 + CO's				\$ 21,858,302.56		\$ 19,556,040.03		\$ 338,904.39		\$ 19,894,944.42	

Exhibit B **Location Offsite Roadways & Offsite Stormwater Management Improvements**



OFFSITE IMPROVEMENT PLAN
 FOR
LANGLEY ESTATES
 CITY OF JASCO, FLORIDA

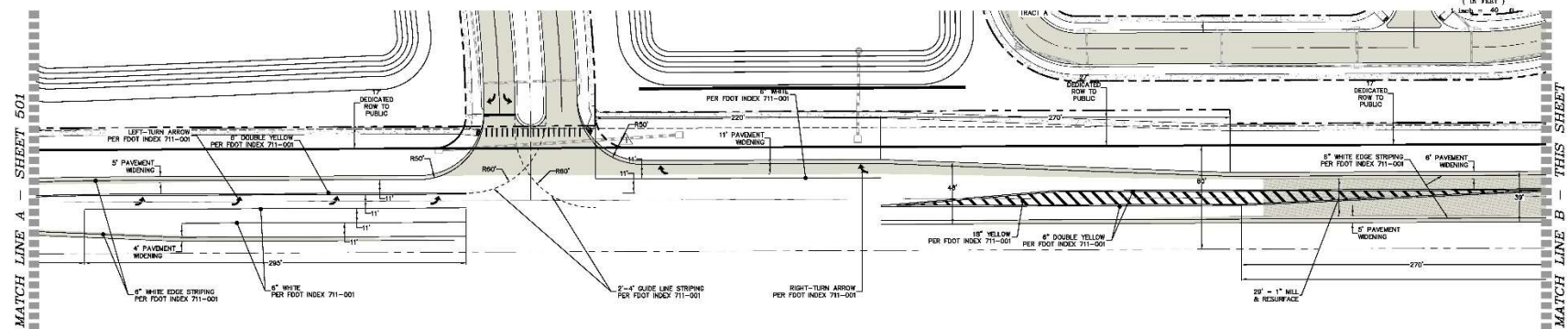
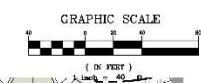
TAYLOR MORRISON
 2800 LAKE LINDA DRIVE, SUITE 300
 JASCO, FLORIDA 32057
 (407) 494-4007



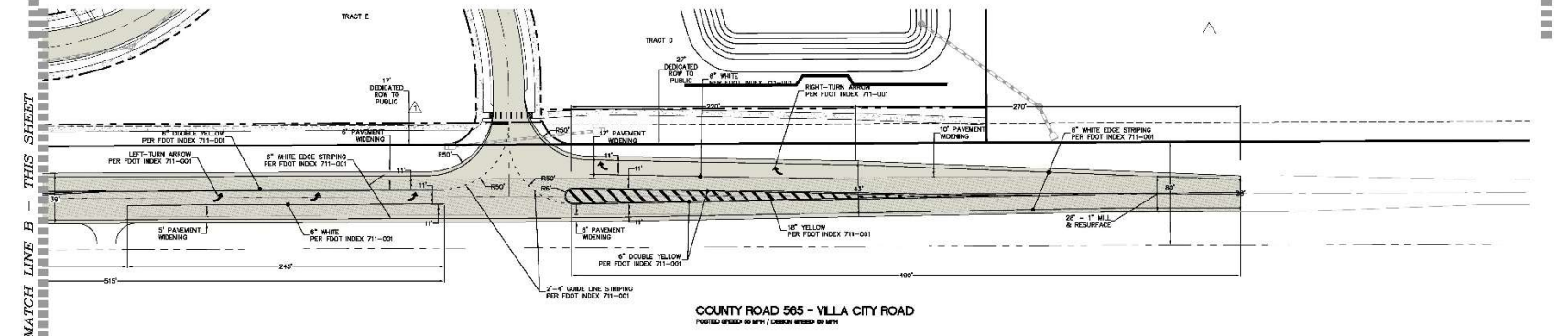
DATE	REVISION

JOB # 12212-22
 DATE 12/12/22
 SCALE 1" = 100'
 DESIGNED BY TK
 DRAWN BY
 APPROVED BY

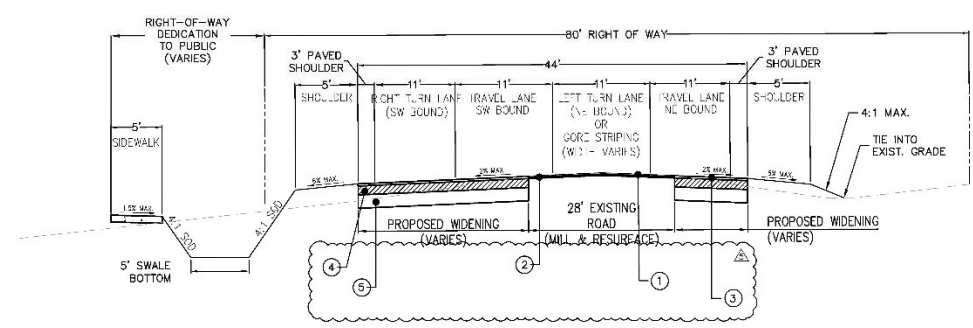
C501



COUNTY ROAD 565 - VILLA CITY ROAD
POSTED SPEED 55 MPH / DESIGN SPEED 60 MPH



COUNTY ROAD 565 - VILLA CITY ROAD
POSTED SPEED 55 MPH / DESIGN SPEED 60 MPH



TYPICAL SECTION - 80' R.O.W.
C.R. 565 N.T.S.

- ROADWAY PAVEMENT SPECIFICATIONS**
- 1. 1.5" PRECRACK COURSE FC 12.5
 - 2. 0.5" LEVELING COURSE
 - 3. 2" SP 12.5 STRUCTURAL ASPHALT, FLUSH WITH MILLED OR LEVELED SURFACE
 - 4. 10" LIMEPOCK, 2 LIFTS, 50% COMP. EACH LIFT, ASHTO T-190, PRIMED AND SANDED
 - 5. 12" TYPE B STABILIZED SUBGRADE, 90% COMPACTION, ASHTO T-190, MINIMUM LBR 40

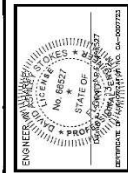
- NOTES:**
- 1. MILL EXISTING ROADWAY FULL WIDTH TO 1" MINIMUM DEPTH
 - 2. FRESH GRADE OF SHOULDER TO BE BELOW EDGE OF PAVEMENT TO ALLOW FOR SOD PER FOOT STANDARD PLANS INDEX 270-210 (FORMERLY INDEX 105)
 - 3. ALL DISTURBED AREAS SHALL BE SOODED
 - 4. ALL UNPAVED AREAS WITHIN ROW SHALL BE SOODED
 - 5. ALL LANE STRIPING TO BE 6" THERMOPLASTIC UNLESS OTHERWISE NOTED
 - 6. FOR SUPERPAVE UTILIZE TRAFFIC LEVEL C
 - 7. ALL CONSTRUCTION MATERIALS AND ROADWAY DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST LANE COUNTY STANDARDS
 - 8. ALL DRAINABLE DETECTABLE WARNING RAILS AND CURB RAMP SHALL BE BUILT AND INSPECTED TO MEET ADA REQUIREMENTS (MAX DESIGN CROSS-SLOPE = 1:50)
 - 9. MAX DITCH SLOOTING SLOPE = 3:1000
 - 10. ANY SIDEWAYS DISTURBED BY CONSTRUCTION SHALL BE REBUILT TO EXISTING CONDITIONS OR BETTER
 - 11. ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FOOT STANDARD PLAN INDEXES (PREFIX 102) 600-604, 620, 628, & 650 AS APPLICABLE



MADDEN
ENGINEERING
CIVIL ENGINEERS
431 E. Harbottle Avenue
Suite 280
Maitland, FL 32751
(407) 628-5330

OFFSITE IMPROVEMENT PLAN
FOR
LANGLEY ESTATES
CITY OF MASCOTTE
FLORIDA

TAYLOR MORRISON
2800 LANE COUNTY ROAD 565
MAITLAND, FL 32751
(407) 628-8877



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/10/22
2	ISSUED FOR CONSTRUCTION	12/10/22
3	ISSUED FOR AS-BUILT	12/10/22
4	ISSUED FOR RECORD	12/10/22
5	ISSUED FOR FINAL	12/10/22

DATE: 12/10/22
SCALE: 1" = 24'
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
APPROVED BY: [Signature]

C502

Location of Offsite Utilities



DISTRICT ENGINEER'S CERTIFICATE
[WATERSTONE - PHASE 1A AND OFFSITE IMPROVEMENTS]

December 19, 2024

Board of Supervisors
Langley South Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Madden, Moorhead & Stokes, LLC ("**District Engineer**"), as District Engineer for the Langley South Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from LT Langley, LLC ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

MADDEN, MOORHEAD & STOKES, LLC


David A. Stokes, P.E.
Florida Registration No. 66527
District Engineer

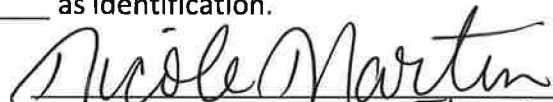
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of Dec, 2024, by David A. Stokes as President of Madden, Moorhead & Stokes, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

NICOLE MARTIN
Commission # HH 240622
Expires August 5, 2026


NOTARY PUBLIC, STATE OF Florida

Name: Nicole Martin
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A
Description of Waterstone - Phase 1A and Offsite Improvements

Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract A (Streets), as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract A (Streets), Tract D (Open Space/Retention/Signage), Tracts OS-3, E, F, G, I and K (Open Space/Retention), the 20' Drainage Easement on Tracts L and M, the 5' Private Drainage Easement, the "Drainage Easements," the "Drainage & Utility Easement," the "Private Drainage Easements," and any and all drainage easements, as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within Tract A (Streets), Tracts B and C (Lift Stations), the "Drainage & Utility Easement," and the "Utility Easements," as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within located within or upon those lands as identified in **Exhibit C** attached hereto.

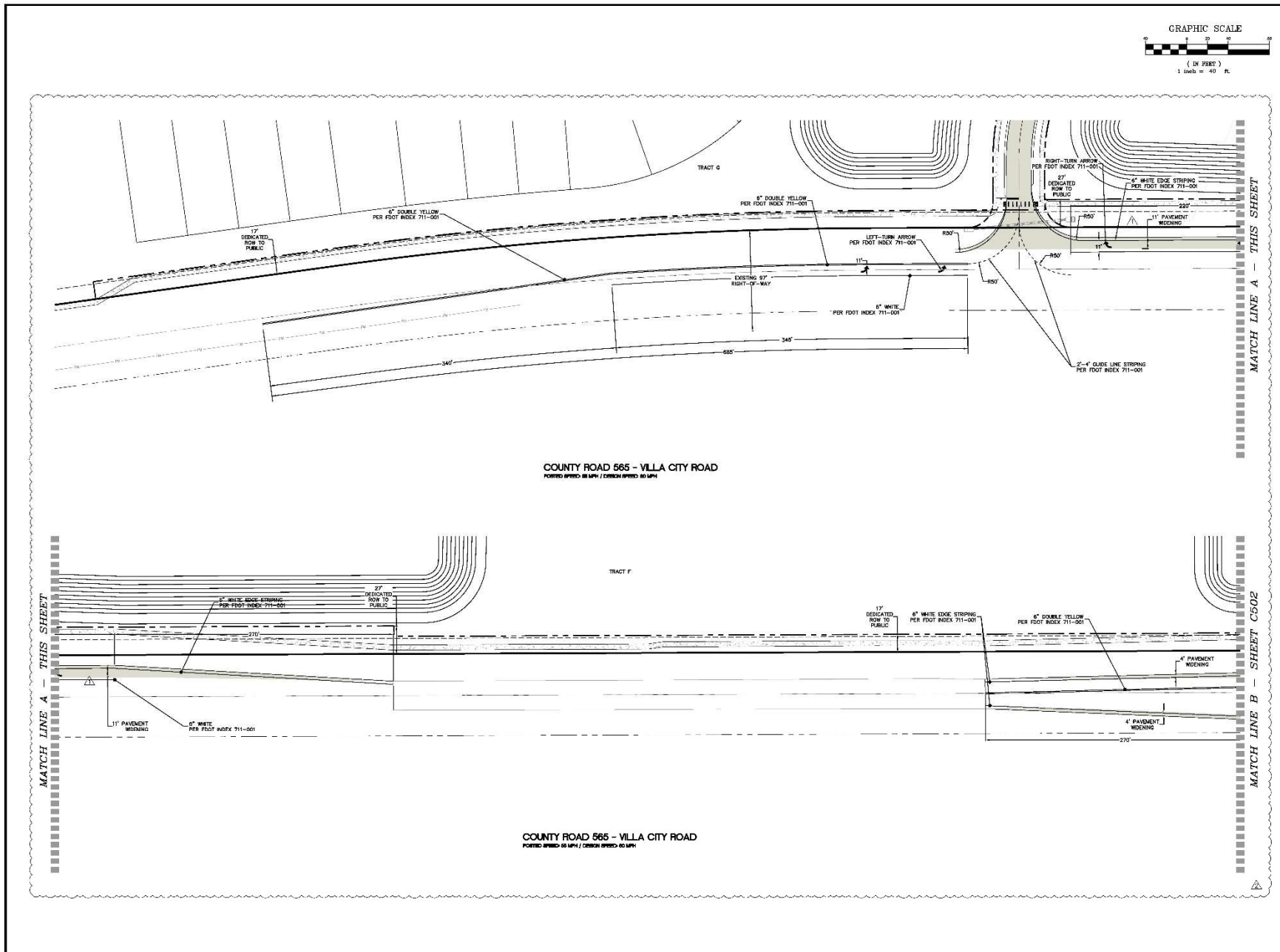
Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024.

[CONTINUED ON FOLLOWING PAGE]

Improvement	Total amount	Paid to date	Balance owed	Retainage
Earthwork (Public Only) *	\$6,842,834.95	\$5,789,043.37	\$410,564.54	\$643,227.04
Sanitary Sewer	\$3,242,290.12	\$2,533,492.05	\$427,298.95	\$281,499.12
Water	\$1,883,204.75	\$1,678,954.77	\$17,699.45	\$186,550.53
Reclaimed Water	\$1,366,155.50	\$1,195,704.45	\$37,595.00	\$132,856.05
Roadways	\$4,647,475.10	\$2,326,884.77	\$2,062,047.58	\$258,542.75
Surface Water Management	\$3,758,094.19	\$3,314,294.06	\$75,545.23	\$368,254.90
Totals:	\$21,740,054.61	\$16,838,373.47	\$3,030,750.75	\$1,870,930.39

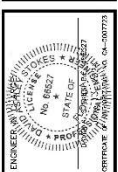
*Excludes fine grading of lots

Exhibit B **Location Offsite Roadways & Offsite Stormwater Management Improvements**



OFFSITE IMPROVEMENT PLAN
 FOR
LANGLEY ESTATES
 CITY OF JASCO, FLORIDA

TAYLOR MORRISON
 2800 LAKE LINDA DRIVE, SUITE 300
 JASCO, FLORIDA 32057
 (407) 494-4007



DATE	REVISION

JOB # 12212-22
 DATE 12/12/22
 SCALE 1" = 40'
 DESIGNED BY TK
 DRAWN BY TK
 APPROVED BY TK

C501

Location of Offsite Utilities



BILL OF SALE AND LIMITED ASSIGNMENT
[WATERSTONE - PHASE 1A AND OFFSITE IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 1st day of December, 2024, by and between **LT Langley, LLC**, a Delaware limited liability company, with an address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 ("**Grantor**"), and **Langley South Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS, AND WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown,

suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

LT LANGLEY, LLC, a Delaware limited liability company, by TM Langley Member, LLC, as its Manager

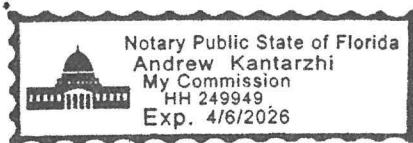
By: [Signature]
Name: SUSAN KANE
Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751

By: [Signature]
Name: Brian Brunhofer
Title: Vice President

By: [Signature]
Name: Kelley Mims
Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence ~~XXXXXXXXXXXXXXXXXXXX~~, this 19 day of December, 2024, by Brian Brunhofer, as Vice President of TM Langley Member, LLC, as Manager of LT LANGLEY, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is ~~XXXX~~ personally known to me, ~~XX~~ as identified.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Andrew Kantarshi
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Waterstone - Phase 1A and Offsite Improvements

Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract A (Streets), as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within Tract A (Streets), Tract D (Open Space/Retention/Signage), Tracts OS-3, E, F, G, I and K (Open Space/Retention), the 20' Drainage Easement on Tracts L and M, the 5' Private Drainage Easement, the "Drainage Easements," the "Drainage & Utility Easement," the "Private Drainage Easements," and any and all drainage easements, as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within Tract A (Streets), Tracts B and C (Lift Stations), the "Drainage & Utility Easement," and the "Utility Easements," as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within or upon those lands as identified in **Exhibit B** attached hereto.

Offsite Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within located within or upon those lands as identified in **Exhibit C** attached hereto.

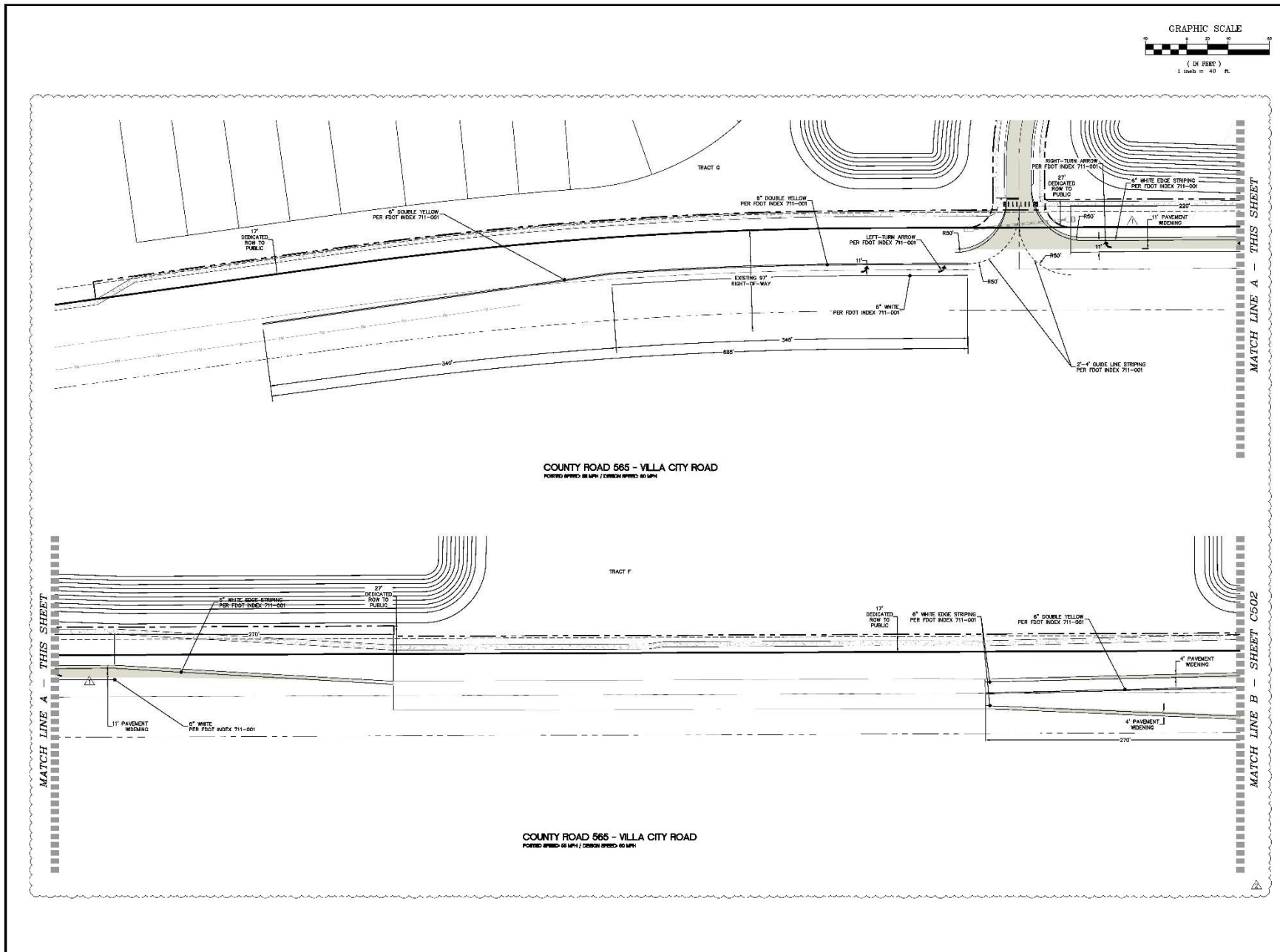
Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements identified above and described in the *Engineer's Report*, dated September 2023, as supplemented by the *First Supplemental Engineer's Report*, dated September 2024.

[CONTINUED ON FOLLOWING PAGE]

Improvement	Total amount	Paid to date	Balance owed	Retainage
Earthwork (Public Only) *	\$6,842,834.95	\$5,789,043.37	\$410,564.54	\$643,227.04
Sanitary Sewer	\$3,242,290.12	\$2,533,492.05	\$427,298.95	\$281,499.12
Water	\$1,883,204.75	\$1,678,954.77	\$17,699.45	\$186,550.53
Reclaimed Water	\$1,366,155.50	\$1,195,704.45	\$37,595.00	\$132,856.05
Roadways	\$4,647,475.10	\$2,326,884.77	\$2,062,047.58	\$258,542.75
Surface Water Management	\$3,758,094.19	\$3,314,294.06	\$75,545.23	\$368,254.90
Totals:	\$21,740,054.61	\$16,838,373.47	\$3,030,750.75	\$1,870,930.39

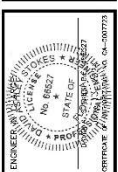
*Excludes fine grading of lots

Exhibit B **Location Offsite Roadways & Offsite Stormwater Management Improvements**



OFFSITE IMPROVEMENT PLAN
 FOR
LANGLEY ESTATES
 CITY OF MARIETTA, FLORIDA

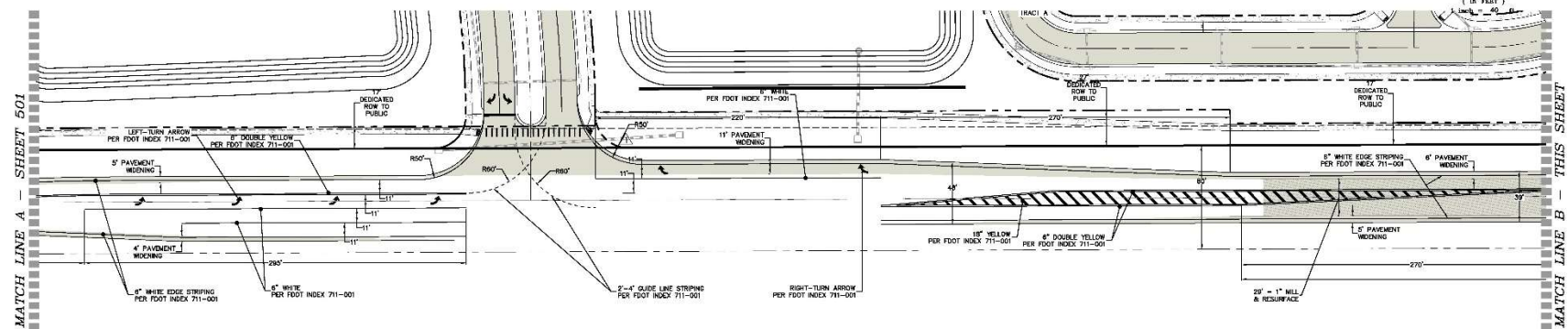
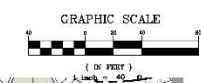
TAYLOR MORRISON
 2800 LAKE LINDA DRIVE, SUITE 300
 AUSTIN, TEXAS 78746
 (407) 494-4007



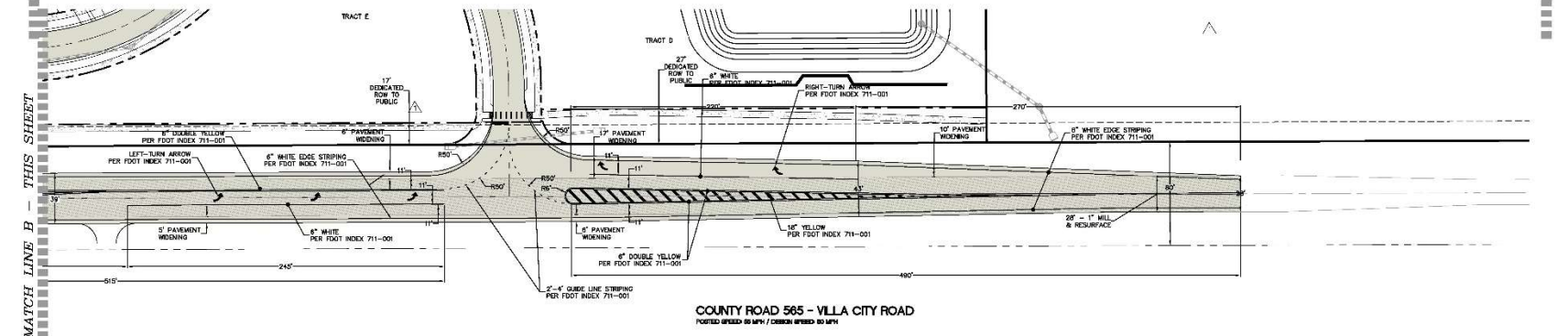
DATE	REVISION

JOB # 12212-24
 DATE 12/12/24
 SCALE 1" = 100'
 DESIGNED BY TK
 DRAWN BY TK
 APPROVED BY TK

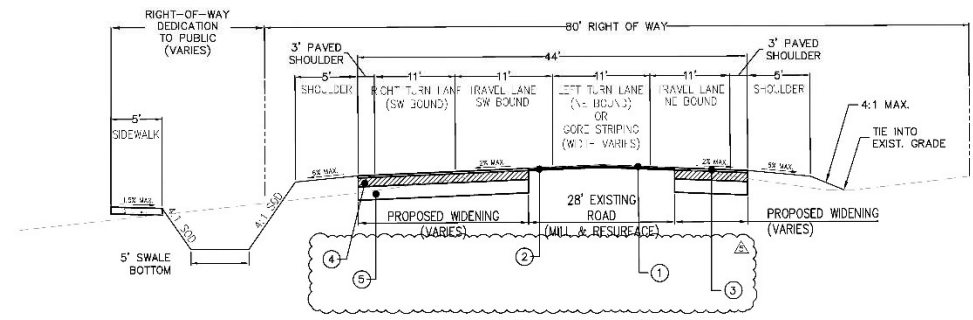
C501



COUNTY ROAD 565 - VILLA CITY ROAD
POSTED SPEED 55 MPH / DESIGN SPEED 60 MPH



COUNTY ROAD 565 - VILLA CITY ROAD
POSTED SPEED 55 MPH / DESIGN SPEED 60 MPH



TYPICAL SECTION - 80' R.O.W.
C.R. 565 N.T.S.

- ROADWAY PAVEMENT SPECIFICATIONS**
- 1. 1.5" PRECRACK COURSE FC 12.5
 - 2. 0.5" LEVELING COURSE
 - 3. 2" SP 12.5 STRUCTURAL ASPHALT, FLUSH WITH MILLED OR LEVELED SURFACE
 - 4. 10" LIMEPOCK, 2 LIFTS, 50% COMP. EACH LIFT, ASHTO T-190, PRIMED AND SANDED
 - 5. 12" TYPE B STABILIZED SUBGRADE, 90% COMPACTION, ASHTO T-190, MINIMUM LBR 40

- NOTES:**
- 1. MILL EXISTING ROADWAY FULL WIDTH TO 1" MINIMUM DEPTH
 - 2. FRESH GRADE OF SHOULDER TO BE BELOW EDGE OF PAVEMENT TO ALLOW FOR SOD PER FOOT STANDARD PLANS INDEX 270-210 (FORMERLY INDEX 105)
 - 3. ALL DISTURBED AREAS SHALL BE SOODED
 - 4. ALL UNPAVED AREAS WITHIN ROW SHALL BE SOODED
 - 5. ALL LANE STRIPING TO BE 6" THERMOPLASTIC UNLESS OTHERWISE NOTED
 - 6. FOR SUPERPAVE UTILIZE TRAFFIC LEVEL C
 - 7. ALL CONSTRUCTION MATERIALS AND ROADWAY DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST LANE COUNTY STANDARDS
 - 8. ALL DRAINABLE DETECTABLE WARNING RAILS AND CURB RAMP SHALL BE BUILT AND INSPECTED TO MEET ADA REQUIREMENTS (MAX DESIGN CROSS-SLOPE = 1:50)
 - 9. MAX DITCH SLOOTING SLOPE = 3:1000
 - 10. ANY SIDEWAYS DISTURBED BY CONSTRUCTION SHALL BE REBUILT TO EXISTING CONDITIONS OR BETTER
 - 11. ALL MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FOOT STANDARD PLAN INDEXES (PREFIX 102) 600-604, 620, 628, & 650 AS APPLICABLE



MADDEN
ENGINEERING & CONSTRUCTION, INC.
CIVIL ENGINEERS
431 E. Harbottle Avenue
Suite 280
Maitland, FL 32751
(407) 628-8330

OFFSITE IMPROVEMENT PLAN
FOR
LANGLEY ESTATES
CITY OF MASCOTTE
FLORIDA

TAYLOR MORRISON
2800 LANTANA BLVD. SUITE 200
MAITLAND, FL 32751
(407) 628-8877



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/10/22
2	ISSUED FOR CONSTRUCTION	12/10/22
3	ISSUED FOR AS-BUILT	12/10/22

DATE: 12/10/22
SCALE: 1" = 24'
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
APPROVED BY: [Signature]

C502

Location of Offsite Utilities



BILL OF SALE
[PHASE 1A UTILITIES IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **THE CITY OF MASCOTTE, FLORIDA**, a political subdivision of the State of Florida, whose address is 100 East Myers Boulevard, Mascotte, Florida 34753 (hereinafter referred to as CITY) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within Tract A (Streets), Tracts B and C (Lift Stations), the "Drainage & Utility Easement," and the "Utility Easements," as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Lake, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its executors, administrators, successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of December, 2024.

WITNESSES:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

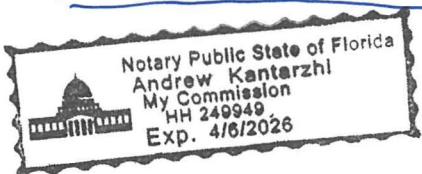
Signature: Cindy Cerbone
Print Name: Cindy Cerbone

Nora Schuster
By: Nora Schuster
Its: Chairperson

Signature: [Signature]
Print Name: Chris Conti

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024, by Nora Schuster as Chair person of Langley South CDD, who is personally known to me or has produced _____ as identification.

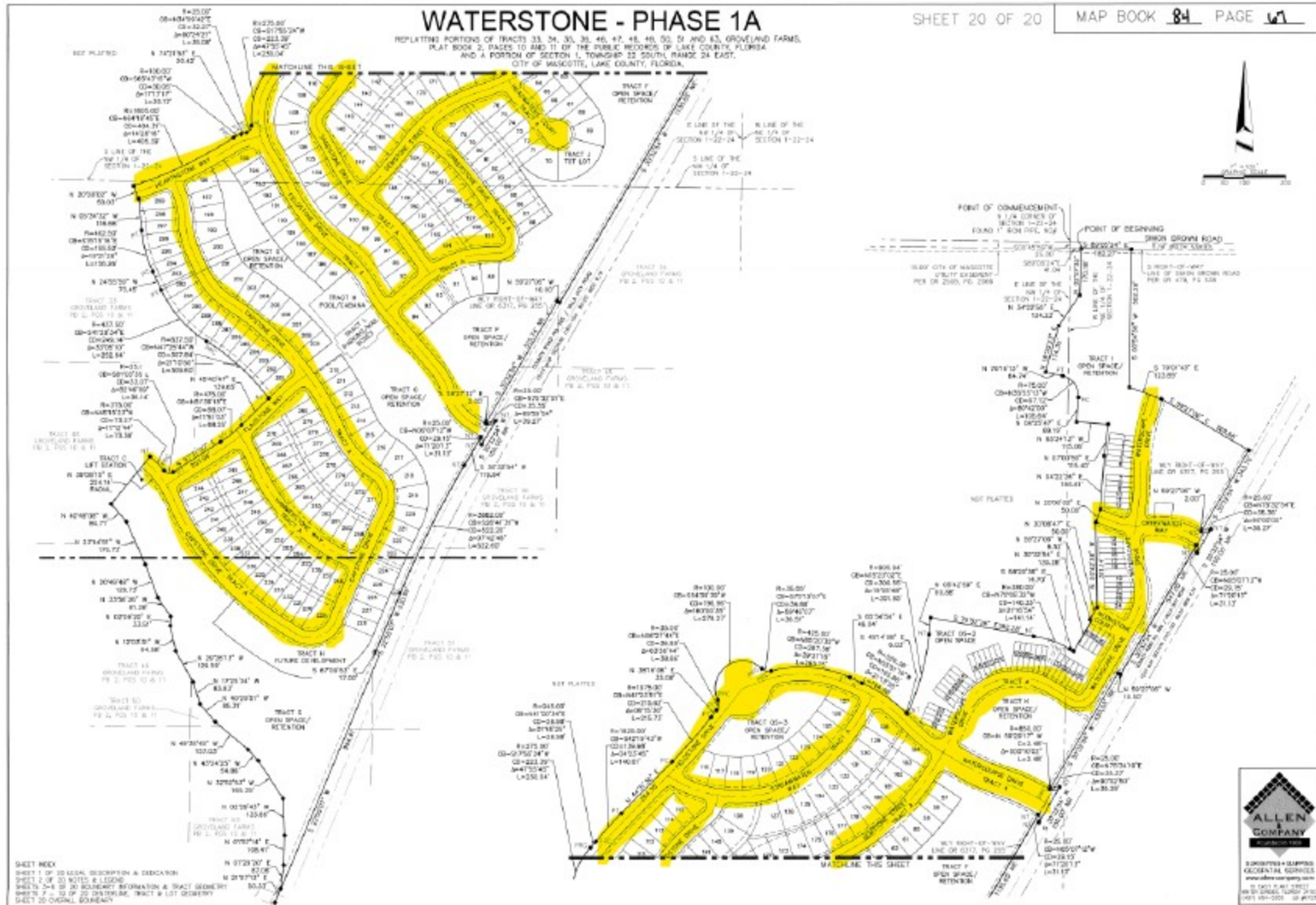


(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Andrew Kantarzhli
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A



BILL OF SALE
[PHASE 1A ROADWAY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **THE CITY OF MASCOTTE, FLORIDA**, a political subdivision of the State of Florida, whose address is 100 East Myers Boulevard, Mascotte, Florida 34753 (hereinafter referred to as CITY) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Roadways - All public roads, pavement, curbing, and other physical improvements, constructed within Tract A (Streets), as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Lake, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its executors, administrators, successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of December, 2024.

WITNESSES:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

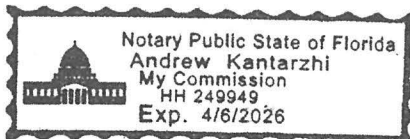
Signature: Cindy Cerbone
Print Name: Cindy Cerbone

Signature: [Signature]
Print Name: Chris Conti

Nora Schuster
By: NORA Schuster
Its: Chairperson

STATE OF Florida
COUNTY OF Lake

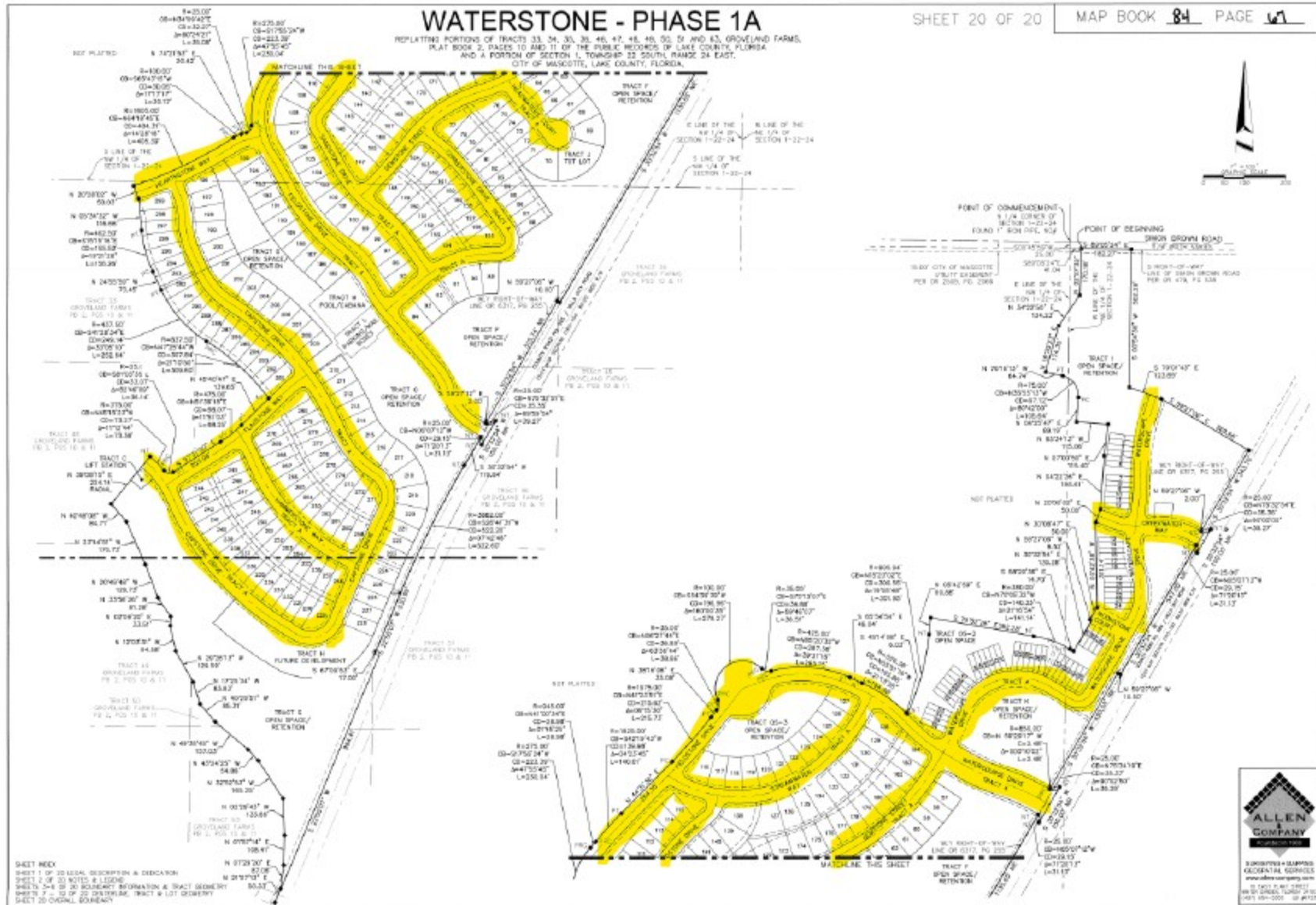
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024, by Nora Schuster as Chairperson of Langley South CD, who is personally known to me or has produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Andrew Kantarzhi
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A



BILL OF SALE
[OFFSITE ROADWAY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **LAKE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 315 West Main Street, Tavares, Florida 32778 (hereinafter referred to as CITY) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Offsite Roadways - All public roads, pavement, curbing, and other physical improvements, located within or upon those lands as identified in **Exhibit A** attached hereto.

Offsite Stormwater Management - All drainage and surface water management systems, including but not limited to sod, surface water control structures, and pipes located within or upon those lands as identified in **Exhibit A** attached hereto.

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Lake, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its executors, administrators, successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of December, 2024.

WITNESSES:

LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT

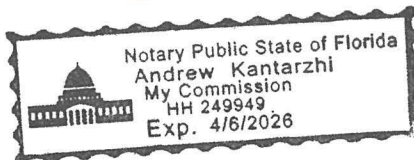
Signature: Cindy Cerbone
Print Name: Cindy Cerbone

Signature: [Signature]
Print Name: Chris Conti

Nora Schuster
By: NORA Schuster
Its: Chairperson

STATE OF Florida
COUNTY OF Lake

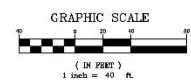
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024, by Nora Schuster as Chairperson of Langley South CDD who is personally known to me or has produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Andrew Kantarzhi
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A



MADDEN
MOORHEAD & STOKES, L.L.C.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 628-8330

OFFSITE IMPROVEMENT PLAN
FOR
LANGLEY ESTATES
CITY OF NASCOTE
FLORIDA

TAYLOR MORRISON
2600 LAKE LUCIEN DRIVE, SUITE 350



	DATE	REVISIONS
1	12/20/21	ISSUED FOR CITY COMMENTS
2	03/17/22	RENDER FOR MILL CITY APPROVAL
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # _____
DATE: _____
SCALE: _____
DESIGNED BY: _____
DRAWN BY: _____
APPROVED BY: _____

C501

BILL OF SALE
[OFFSITE UTILITIES IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **THE CITY OF MASCOTTE, FLORIDA**, a political subdivision of the State of Florida, whose address is 100 East Myers Boulevard, Mascotte, Florida 34753 (hereinafter referred to as CITY) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Offsite Utilities - All wastewater lines, potable water lines and reclaimed water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within located within or upon those lands as identified in **Exhibit A** attached hereto.

All on the property described in Exhibit "A", attached hereto and made a part hereof, situate, lying and being in the County of Lake, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its executors, administrators, successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of December, 2024.

WITNESSES:

**LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

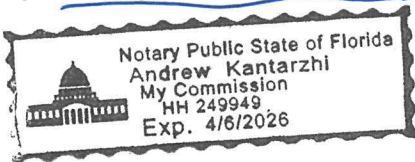
Signature: Cindy Cerbone
Print Name: Cindy Cerbone

Nora Schuster
By: NORA Schuster
Its: Chairperson

Signature: [Signature]
Print Name: Chris Conti

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024, by Nora Schuster as Chairperson of Langley South COO, who is personally known to me or has produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Andrew Kantarzhi
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Location of Offsite Utilities



This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

SPECIAL WARRANTY DEED
[LANGLEY SOUTH – PHASE 1A]

THIS SPECIAL WARRANTY DEED is made to be effective as of the 9 day of December 2024, by and between:

LT Langley, LLC, a Delaware limited liability company, the owner and developer of lands within the boundary of the District, with an address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 ("**Grantor**"); and

Langley South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, and more particularly below ("Property"):

Tract D (Open Space/Retention/Signage), Tracts OS-3, E, F, G, I and K (Open Space/Retention), Tract N (Median/Utility/Signage), Tracts OS-1, OS-2, OS-4, OS-5 and OS-6 (Open Space), all as shown on the plat entitled *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrant the title to said land and will defend the same

against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

By: *Susan Kane*
 Name: SUSAN KANE
 Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751

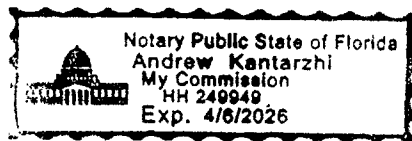
By: *Kelley Mims*
 Name: 2600 Lake Lucien Dr., Ste. 350
 Address: Maitland, FL 32751
Kelley Mims

LT LANGLEY, LLC, a Delaware limited liability company, by TM Langley Member, LLC, as its Manager

By: *Brian Brunhofer*
 Name: Brian Brunhofer
 Title: Vice President

STATE OF FLORIDA
 COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence ~~XXXXXXX~~ this 19 day of December, 2024, by Brian Brunhofer, as Vice President of TM Langley Member, LLC, as Manager of LT LANGLEY, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is ~~and~~ personally known to me, ~~XXXXXXX~~ as identified.



(NOTARY SEAL)

Andrew Kantarshi
 NOTARY PUBLIC, STATE OF Florida

Name: Andrew Kantarshi
 (Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT
[LANGLEY SOUTH – PHASE 1A]

THIS EASEMENT AGREEMENT is made and entered into this 19 day of December, 2024, by and among:

LT Langley, LLC, a Delaware limited liability company, the owner and developer of lands within the boundary of the District, with an address of 4900 North Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 ("**Grantor**"); and

Waterstone of Mascotte Community Association Inc., a Florida non-for-profit corporation, and whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Association**"); and

Langley South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of those certain plats identified as **Waterstone - Phase 1A**, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida, among other documents, Landowner has dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plat; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association each grant to the District a perpetual easement over the Easement Areas and Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Landowner and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Landowner's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities, located within the "**Drainage Easements,**" the "**Drainage & Utility Easement,**" the "**Private Drainage Easements,**" and any and all drainage easements, as identified in the plat known as *Waterstone - Phase 1A*, as recorded at Plat Book 84, Pages 48 - 67, of the Official Records of Lake County, Florida; and

3. **Inconsistent Use.** Landowner and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Landowner or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESS

By: [Signature]
Name: SUSAN KANE
Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751

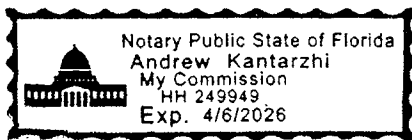
By: [Signature]
Name: Ketty Mims
Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751

LT LANGLEY, LLC, a Delaware limited liability company, by TM Langley Member, LLC, as its Manager

By: [Signature]
Name: Brian Brunhofer
Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ~~XXXXXX~~ X physical presence ~~XXXXXX~~ on this 19 day of December, 2024, by Brian Brunhofer, as Vice President of TM Langley Member, LLC, as Manager of LT LANGLEY, LLC, a Delaware limited liability company, who appeared before me this day in person, and who is ~~other~~ other personally known to me, ~~or produced~~ XXXXXX.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Andrew Kantarshi
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

WATERSTONE OF MASCOTTE
COMMUNITY ASSOCIATION, INC.

By: [Signature]
Name: Samon Cascio
Address: 2600 Lake Lucien Dr #350
Maitland, FL 32751

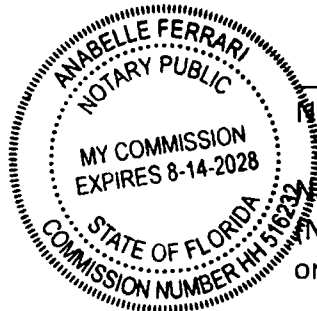
By: [Signature]
Name: Nora Schuster
Title: President

By: [Signature]
Name: Chris Breen
Address: 2600 Lake Lucien Dr #350

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of January, 2024, ^{5^{PM}} by Nora Schuster as President of Waterstone of Mascotte Community Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Anabelle Ferrari
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

WITNESSES

LANGLEY SOUTH COMMUNITY
DEVELOPMENT DISTRICT

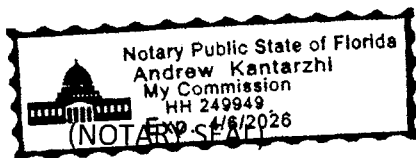
By: Cindy Cestone
Name: Cindy Cestone
Address: 2300 Glades Rd 410W
Boca Raton, FL 33431

By: Nora Schuster
Name: NORA Schuster
Title: CHAIR

By: Chris Conti
Name: Chris Conti
Address: 2300 Glades Rd. 410W
Boca Raton, FL 33431

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024, by Nora Schuster as Chair of the Langley South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Andrew Kantarzhi
NOTARY PUBLIC, STATE OF Florida
Name: Andrew Kantarzhi
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Debt Service Fund	2024 Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,642	\$ -	\$ -	\$ 5,642
Reserve	-	1,690,680	-	1,690,680
Prepayment	-	3,471,087	-	3,471,087
Interest	-	1,104,115	-	1,104,115
Construction	-	-	4,815,118	4,815,118
Cost of issuance	-	43	22	65
Undeposited funds	14,568	-	-	14,568
Total assets	<u>\$ 20,210</u>	<u>\$ 6,265,925</u>	<u>\$ 4,815,140</u>	<u>\$11,101,275</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,326	\$ -	\$ -	14,326
Due to Landowner	-	9,036	-	9,036
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>20,326</u>	<u>9,036</u>	<u>-</u>	<u>29,362</u>
DEFERRED INFLOWS OF RESOURCES				
Fund balances:				
Restricted for:				
Debt service	-	6,256,889	-	6,256,889
Capital projects	-	-	4,815,140	4,815,140
Unassigned	(116)	-	-	(116)
Total fund balances	<u>(116)</u>	<u>6,256,889</u>	<u>4,815,140</u>	<u>11,071,913</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 20,210</u>	<u>\$ 6,265,925</u>	<u>\$ 4,815,140</u>	<u>\$11,101,275</u>

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 14,569	\$ 39,666	\$ 320,040	12%
Total revenues	<u>14,569</u>	<u>39,666</u>	<u>320,040</u>	12%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	431	-	N/A
Management/admin/recording	4,000	24,000	48,000	50%
Legal	235	4,969	25,000	20%
Engineering	-	-	3,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	417	1,000	42%
EMMA software services	-	-	1,500	0%
Trustee	-	-	6,500	0%
Telephone	-	50	200	25%
Postage	17	107	500	21%
Printing & binding	42	292	500	58%
Legal advertising	-	254	6,500	4%
Meeting Room Rental	25	25		
Annual special district fee	-	175	175	100%
Insurance	-	5,250	6,500	81%
Contingencies/bank charges	90	627	750	84%
Website				
Hosting & maintenance	-	1,680	705	238%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,492</u>	<u>38,277</u>	<u>107,040</u>	36%
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>4,492</u>	<u>38,277</u>	<u>320,040</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	10,077	1,389	-	
Fund balances - beginning	(10,193)	(1,505)	-	
Fund balances - ending	<u>\$ (116)</u>	<u>\$ (116)</u>	<u>\$ -</u>	

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Assessment Prepayment	\$ 2,462,929	3,470,969
Interest	10,199	30,181
Total revenues	<u>2,473,128</u>	<u>3,501,150</u>
EXPENDITURES		
Debt Service		
Cost of issuance	5,925	231,455
Total debt service	<u>5,925</u>	<u>231,455</u>
Other fees & charges		
Total expenditures	<u>5,925</u>	<u>231,455</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,467,203	3,269,695
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	2,467,203	6,265,925
Fund balances - beginning	3,789,686	(9,036)
Fund balances - ending	<u><u>\$ 6,256,889</u></u>	<u><u>\$ 6,256,889</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 APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 17,390	\$ 51,743
Total revenues	<u>17,390</u>	<u>51,743</u>
EXPENDITURES		
Construction costs	-	16,838,373
Total expenditures	<u>-</u>	<u>16,838,373</u>
Excess/(deficiency) of revenues over/(under) expenditures	17,390	(16,786,630)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	21,601,770
Total other financing sources/(uses)	<u>-</u>	<u>21,601,770</u>
Net change in fund balances	17,390	4,815,140
Fund balances - beginning	4,797,750	-
Fund balances - ending	<u>\$ 4,815,140</u>	<u>\$ 4,815,140</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 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.

Present:

Nora Schuster	Chair
Daniel LaRosa	Vice Chair
Susan Kane	Assistant Secretary
Andrea Fidler	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
David Stokes (via telephone)	District Engineer
Maribel Pila	Taylor Morrison
Shane Willows	Taylor Morrison

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:30 a.m.

Supervisors Schuster, Kane, Fidler and LaRosa were present. Supervisor Forbes was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion: CDD vs HOA Operations/
Ownership**

Mr. Kantarzhi asked for Board direction regarding maintenance of CDD assets and Field Operations Management during the early stages of the CDD. Mr. Earlywine stated that, in a recent call about the plat, he believes the direction was for the CDD to own as much as possible.

Discussion ensued regarding whether to utilize the HOA for management and to enter into a Cost Share Agreement with the CDD and whether the HOA or the CDD should raise the funds for maintenance.

It was noted that Phase 2 contains no parks or amenity; common areas consist of green space, stormwater management, landscaping management, streetlights, etc.

Mr. Kantarzhi stated that a decision is not needed today, but direction will be needed for upcoming budget discussions.

Mr. Earlywine stated the benefits of the CDD managing the assets is the CDD's sovereign immunity protection and access to Federal Emergency Management Agency (FEMA) funding.

This item will be included in a future agenda.

FOURTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, which is very similar to the Fiscal Year 2025 budget. He noted that the version presented includes Field Operations and a \$50,000 Contingency line item for Field Operations. Ample time will be provided for discussion and adjustment of actual forecast expenditures before the Fiscal Year 2026 budget is adopted.

The consensus was for Mr. Kantarzhi to work with Ms. Schuster, Mr. Forbes and Mr. Williams in between meetings to fine-tune the budget.

Discussion ensued regarding Operation & Maintenance (O&M) assessments. It was noted that additional lots are not expected to be sold to builders during Fiscal Year 2026.

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on June 12, 2025 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented Resolution 2025-11.

On MOTION by Ms. Fidler and seconded by Ms. Schuster, with all in favor, 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, 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 January 31, 2025

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of December 19, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the December 19, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Madden Moorhead & Stokes, LLC

There were no District Counsel or District Engineer reports.

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

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

- **QUORUM CHECK**

Mr. Kantarzhi stated that the April 10, 2025 meeting will be canceled if not needed. The Board will meet on June 12, 2025.

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. Fidler and seconded by Ms. Schuster, with all in favor, the meeting adjourned at 10:45 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

142
143
144
145
146

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 <i>Presentation of FY2026 Proposed Budget</i>	10:30 AM
April 10, 2025 CANCELED	Regular Meeting	10:30 AM
May 8, 2025 CANCELED	Regular Meeting	10:30 AM
May 29, 2025	Public Hearing Regular Meeting <i>FY2026 Budget & O&M Assessment Hearings</i>	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