

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**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

**LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 79,598	\$ 6,621	\$ 74,148	\$ 80,769	\$ 320,040
Total revenues	79,598	6,621	74,148	80,769	320,040
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	36,000	10,000	26,000	36,000	48,000
Legal	25,000	4,343	20,657	25,000	25,000
Engineering	2,000	-	2,000	2,000	3,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	583	-	583	583	1,000
EMMA software service*	-	-	-	-	1,500
Trustee*	-	-	-	-	6,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	5,727	773	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	-	5,500	5,500	6,500
Contingencies/bank charges	750	106	644	750	750
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	79,598	20,852	58,746	79,598	107,040
Field operations					
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 field operations	-	-	-	-	213,000

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GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Total expenditures	79,598	20,852	58,746	79,598	320,040
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,231)	15,402	1,171	-
Fund balance - beginning (unaudited)	-	(1,171)	(15,402)	(1,171)	-
Fund balance - ending (projected)	-	(15,402)	-	-	-
Unassigned	-	(15,402)	-	-	-
Fund balance - ending	\$ -	\$ (15,402)	\$ -	\$ -	\$ -

*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.

Anticipated total number of units	1053
Total professional & administrative per unit	\$101.65
Total field operations per unit	\$202.28
Total expenditure - costs per unit	\$303.93

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

EXPENDITURES

Professional & administrative

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 6,500

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges 750

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

**LANGLEY SOUTH
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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>\$ 320,040</u></u>

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