LANGLEY SOUTH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

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

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted 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	Adopted 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	213,000	-	213,000	213,000	213,000
Total expenditures	320,040	22,708	287,488	310,196	326,084
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,677)	13,182	1,505	2
Net increase/(decrease) of fund balance	-	(11,677)	13,182	1,505	2
Fund balance - beginning (unaudited)	-	(1,505)	(13,182)	(1,505)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(13,182)	-	-	2
Fund balance - ending	$ -	$ (13,182)	$ -	$ -	$ 2

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	
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	$ 326,084

*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				
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
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**				