

# Longleaf

Community Development District



## Annual Budget Fiscal Year 2014

*August 20, 2013*

**Longleaf**  
**Community Development District**

**Annual Budget**  
**Fiscal Year 2014**

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# Budget Introduction

## Fiscal Year 2014

### Background Information

The Longleaf Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as an Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivering infrastructure to service projected growth without overburdening other governments and their taxpayers. CDD’s represent a major advance Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2014, which begins on October 1, 2013. The District budget is organized to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

| <u>Fund Number</u> | <u>Fund Name</u>  | <u>Services Provided</u>  |
|--------------------|-------------------|---|
| 001                | General Funds     | Operations and Maintenance of Community Facilities<br>Financed by Non-Ad Valorem Assessments.                             |
| 200, 201           | Debt Service Fund | Collection of Special Assessments for Debt Service on the Series 2005 and 2006 Special Assessment Revenue Refunding Bonds |

### Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other recreational improvements.

### Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.



**Longleaf**  
**Community Development District**  
**Fiscal Year 2014 Annual Budget**  
**General Fund**

|  | Fiscal Year 2013<br>Final Annual Budget | Current<br>Period Actuals<br>Through<br>3/31/13 | Projected<br>Revenues &<br>Expenditures<br>4/01/13 to<br>09/30/13 | Total Actuals<br>and Projections<br>Through<br>09/30/13 | Over/(Under)<br>Budget<br>Through<br>09/30/13 | Fiscal Year<br>2014 Final<br>Annual Budget | Increase /<br>(Decrease) from<br>FY 2013 to FY<br>2014 |
|--|---|---|---|---|---|--|--|
| <b>REVENUES</b>                              |   |   |   |   |   |  |  |
| <b>Interest Earnings</b>                     |   |   |   |   |   |  |  |
| Interest Earnings                            | -                                       | 578   | 578   | 1,156   | 1,156   | -  | -  |
| <b>Special Assessments</b>                   |   |   |   |   |   |  |  |
| Operations & Maintenance Assmts - Levied On- | 753,133                                 | 673,528   | 24,605  | 698,133   | (55,000)                                      | 753,133                                    | -  |
| Balance Forward from Designated Reserves     | 5,500                                   | -   | -   | -   | (5,500)                                       | 5,500                                      | -  |
| Facility Rental Income                       | 4,500                                   | 2,395   | 2,395   | 4,791   | 291   | 4,500                                      | -  |
| Miscellaneous Income                         | -                                       | 75  | 75  | 150   | 150   | -  | -  |
| <b>Total Revenues</b>                        | <b>\$ 763,133</b>                       | <b>\$ 676,576</b>                               | <b>\$ 27,653</b>  | <b>\$ 703,074</b>                                       | <b>\$ (60,060)</b>                            | <b>\$ 763,133</b>                          | <b>\$ -</b>  |
| <b>EXPENDITURES</b>                          |   |   |   |   |   |  |  |
| <b>Legislative</b>                           |   |   |   |   |   |  |  |
| Supervisor Fees                              | 12,000                                  | 5,400   | 6,000   | 11,400  | (600)   | 12,000                                     | -  |
| <b>Total Legislative</b>                     | <b>\$ 12,000</b>                        | <b>\$ 5,400</b>                                 | <b>\$ 6,000</b>   | <b>\$ 11,400</b>  | <b>\$ (600)</b>                               | <b>\$ 12,000</b>                           | <b>\$ -</b>  |
| <b>Financial &amp; Administrative</b>        |   |   |   |   |   |  |  |
| District Manager                             | 26,000                                  | 15,132  | 10,868  | 26,000  | -   | 26,000                                     | -  |
| Admin Services                               | 8,000                                   | 7,740   | 4,000   | 11,740  | 3,740   | 8,000                                      | -  |
| Accounting Services                          | 12,000                                  | 7,000   | 5,000   | 12,000  | -   | 12,000                                     | -  |
| District Engineer                            | 10,500                                  | 9,946   | 7,500   | 17,446  | 6,946   | 10,500                                     | -  |
| Disclosure Report                            | 4,000                                   | 2,000   | -   | 2,000   | (2,000)                                       | 4,000                                      | -  |
| Trustee's Fees                               | 14,500                                  | 7,805   | -   | 7,805   | (6,695)                                       | 8,000                                      | (6,500)  |
| Auditing Services                            | 7,800                                   | -   | 7,800   | 7,800   | -   | 7,800                                      | -  |
| Arbitrage Rebate Calculation                 | 3,150                                   | 650   | -   | 650   | (2,500)                                       | 1,350                                      | (1,800)  |
| Postage, Long Distance, Faxes & Copies       | 600                                     | 438   | 300   | 738   | 138   | 600  | -  |
| Capital Reserve Analysis                     | -                                       | -   | -   | -   | -   | -  | -  |
| Financial Services                           | 6,000                                   | 5,150   | 850   | 6,000   | -   | 6,000                                      | -  |
| Public Officials Insurance                   | 1,600                                   | 802   | -   | 802   | (798)   | 1,600                                      | -  |
| Legal Advertising                            | 500                                     | -   | 500   | 500   | -   | 500  | -  |
| Bank Fees                                    | 350                                     | 240   | 175   | 415   | 65  | 350  | -  |
| Dues, Licenses & Fees                        | 415                                     | 200   | -   | 200   | (215)   | 415  | -  |
| Office Supplies                              | 200                                     | 114   | 100   | 214   | 14  | 200  | -  |
| Website Development & Maintenance            | 1,100                                   | 640   | 640   | 1,280   | 180   | 1,100                                      | -  |
| <b>Total Financial &amp; Administrative</b>  | <b>\$ 96,715</b>                        | <b>\$ 57,857</b>                                | <b>\$ 37,733</b>  | <b>\$ 95,590</b>  | <b>\$ (1,125)</b>                             | <b>\$ 88,415</b>                           | <b>\$ (8,300)</b>                                      |
| <b>Legal Counsel</b>                         |   |   |   |   |   |  |  |
| District Counsel                             | 8,000                                   | 1,584   | 4,000   | 5,584   | (2,416)                                       | 8,000                                      | -  |
| Legal Expenses, Reimbursable Assessment      | 8,000                                   | 3,248   | 4,000   | 7,248   | (752)   | -  | (8,000)  |
| Bond Counsel                                 | -                                       | -   | -   | -   | -   | -  | -  |
| <b>Total Legal Counsel</b>                   | <b>\$ 16,000</b>                        | <b>\$ 4,832</b>                                 | <b>\$ 8,000</b>   | <b>\$ 12,832</b>  | <b>\$ (3,168)</b>                             | <b>\$ 8,000</b>                            | <b>\$ (8,000)</b>                                      |



**Longleaf**  
**Community Development District**  
**Fiscal Year 2014 Annual Budget**  
**General Fund**

|   | Fiscal Year 2013<br>Final Annual Budget | Current<br>Period Actuals<br>Through<br>3/31/13 | Projected<br>Revenues &<br>Expenditures<br>4/01/13 to<br>09/30/13 | Total Actuals<br>and Projections<br>Through<br>09/30/13 | Over/(Under)<br>Budget<br>Through<br>09/30/13 | Fiscal Year<br>2014 Final<br>Annual Budget | Increase /<br>(Decrease) from<br>FY 2013 to FY<br>2014 |
|---|---|---|---|---|---|--|--|
| <b>Electric Utility Services</b>                  |   |   |   |   |   |  |  |
| Electric Utility Services                         | 35,000                                  | 22,895  | 25,795  | 48,690  | 13,690  | 50,000                                     | 15,000   |
| Electric Utility Services - Recreation Facilities | 11,000                                  | 5,025   | 6,030   | 11,054  | 54  | 12,000                                     | 1,000  |
| <b>Total Electric Utility Services</b>            | <b>\$ 46,000</b>                        | <b>\$ 27,920</b>                                | <b>\$ 31,825</b>  | <b>\$ 59,745</b>  | <b>\$ 13,745</b>                              | <b>\$ 62,000</b>                           | <b>\$ 16,000</b>                                       |
| <b>Gas Utility Services</b>                       |   |   |   |   |   |  |  |
| Gas Utility Services                              | 22,500                                  | 9,685   | 11,622  | 21,307  | (1,193)                                       | 16,500                                     | (6,000)  |
| <b>Total Gas Utility Services</b>                 | <b>\$ 22,500</b>                        | <b>\$ 9,685</b>                                 | <b>\$ 11,622</b>  | <b>\$ 21,307</b>  | <b>\$ (1,193)</b>                             | <b>\$ 16,500</b>                           | <b>\$ (6,000)</b>                                      |
| <b>Garbage/Solid Waste Control Services</b>       |   |   |   |   |   |  |  |
| Garbage Collection                                | 250                                     | 61  | 189   | 250   | -   | 250  | -  |
| <b>Total Garbage/Solid Waste Control Services</b> | <b>\$ 250</b>                           | <b>\$ 61</b>                                    | <b>\$ 189</b>   | <b>\$ 250</b>   | <b>\$ -</b>                                   | <b>\$ 250</b>                              | <b>\$ -</b>  |
| <b>Water-Sewer Combination Services</b>           |   |   |   |   |   |  |  |
| Water Utility Services - Recreation Facility      | 3,500                                   | -   | 3,500   | 3,500   | -   | 3,500                                      | -  |
| Water Utility Services - Reclaimed Water          | 17,500                                  | 4,897   | 5,876   | 10,773  | (6,727)                                       | 10,000                                     | (7,500)  |
| <b>Total Water-Sewer Combination Services</b>     | <b>\$ 21,000</b>                        | <b>\$ 4,897</b>                                 | <b>\$ 9,376</b>   | <b>\$ 14,273</b>  | <b>\$ (6,727)</b>                             | <b>\$ 13,500</b>                           | <b>\$ (7,500)</b>                                      |
| <b>Stormwater Control</b>                         |   |   |   |   |   |  |  |
| Aquatic Contract                                  | 15,800                                  | 6,900   | 6,900   | 13,800  | (2,000)                                       | 15,800                                     | -  |
| Marina & Lift Maintenance                         | 7,500                                   | -   | 7,500   | 7,500   | -   | -  | (7,500)  |
| Stormwater Weir/Structure Repairs                 | 2,500                                   | 10,576  | 1,250   | 11,826  | 9,326   | 2,500                                      | -  |
| <b>Total Stormwater Control</b>                   | <b>\$ 25,800</b>                        | <b>\$ 17,476</b>                                | <b>\$ 15,650</b>  | <b>\$ 33,126</b>  | <b>\$ 7,326</b>                               | <b>\$ 18,300</b>                           | <b>\$ (7,500)</b>                                      |
| <b>Other Physical Environment</b>                 |   |   |   |   |   |  |  |
| On-Site Field Services                            | 22,000                                  | 15,940  | 11,385.70   | 27,326  | 5,326   | 22,000                                     | -  |
| General Liability Insurance                       | 4,500                                   | 1,669   | -   | 1,669   | (2,831)                                       | 4,500                                      | -  |
| Property and Casualty Insurance                   | 13,500                                  | 13,846  | -   | 13,846  | 346   | 13,500                                     | -  |
| Entry & Walls Maintenance                         | 5,000                                   | 158   | 2,500   | 2,658   | (2,343)                                       | 5,000                                      | -  |
| Landscape Maintenance                             | 178,000                                 | 103,854   | 74,181  | 178,035   | 35  | 178,000                                    | -  |
| Landscape Maintenance - Consulting                | -                                       | -   | -   | -   | -   | -  | -  |
| Landscape Maintenance - Other                     | 31,000                                  | 4,002   | 7,500   | 11,502  | (19,498)                                      | 31,000                                     | -  |
| Irrigation Repairs                                | 10,000                                  | 3,736   | 5,000   | 8,736   | (1,264)                                       | 10,000                                     | -  |
| Miscellaneous Expense                             | -                                       | -   | -   | -   | -   | -  | -  |
| <b>Total Other Physical Environment</b>           | <b>\$ 264,000</b>                       | <b>\$ 143,203</b>                               | <b>\$ 100,567</b>   | <b>\$ 243,770</b>                                       | <b>\$ (20,230)</b>                            | <b>\$ 264,000</b>                          | <b>\$ -</b>  |
| <b>Road &amp; Street Facilities</b>               |   |   |   |   |   |  |  |
| Street Light Lease and Maintenance                | 35,000                                  | 7,758   | 7,758   | 15,515  | (19,485)                                      | 15,000                                     | (20,000)   |
| Decorative Light Maintenance                      | 1,228                                   | 416   | 600   | 1,016   | (212)   | 1,228                                      | -  |
| Holiday Lighting                                  | 750                                     | 750   | -   | 750   | -   | 750  | -  |
| Roadway Repairs & Maintenance                     | 1,000                                   | 1,050   | 500   | 1,550   | 550   | 1,000                                      | -  |
| Sidewalk Repairs & Maintenance                    | 2,000                                   | -   | 1,000   | 1,000   | (1,000)                                       | 2,000                                      | -  |
| Street Sign Repairs/Replacements                  | 1,500                                   | -   | 750   | 750   | (750)   | 3,500                                      | 2,000  |
| <b>Total Road &amp; Street Facilities</b>         | <b>\$ 41,478</b>                        | <b>\$ 9,973</b>                                 | <b>\$ 10,608</b>  | <b>\$ 20,581</b>  | <b>\$ (20,897)</b>                            | <b>\$ 23,478</b>                           | <b>\$ (18,000)</b>                                     |



**Longleaf  
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Fiscal Year 2014 Annual Budget  
General Fund**

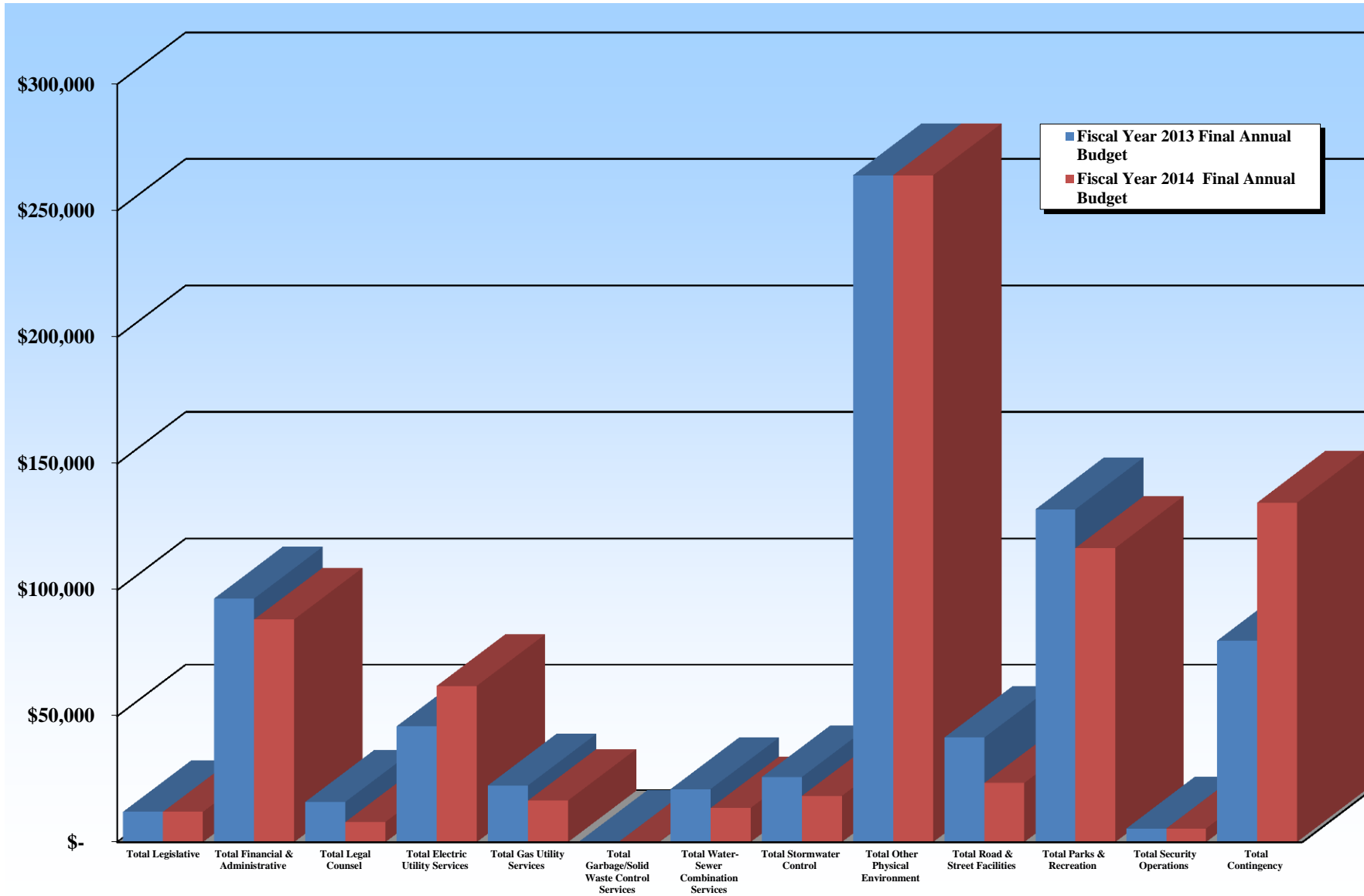
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|---|---|---|---|---|---|--|--|
| <b>Parks &amp; Recreation</b>                       |   |   |   |   |   |  |  |
| Town Hall Facility Maintenance                      | 4,938                                   | 5,621   | 1,000   | 6,621   | 1,683   | 8,000                                      | 3,062  |
| Town Hall Janitorial Contract                       | 4,442                                   | 907   | 3,535   | 4,442   | -   | 4,442                                      | -  |
| Town Hall Telephone, Fax & Internet                 | 3,700                                   | 2,238   | 1,850   | 4,088   | 388   | 3,700                                      | -  |
| Town Hall Office Supplies                           | 200                                     | 488   | 250   | 738   | 538   | 200  | -  |
| Town Hall IT Support                                | 2,000                                   | 3,836   | 2,000   | 5,836   | 3,836   | 2,738                                      | 738  |
| Pool Maintenance-Contract                           | 6,000                                   | 6,025   | 5,880   | 11,905  | 5,905   | 11,980                                     | 5,980  |
| Pool Maintenance-Chemicals                          | 9,360                                   | -   | 4,680   | 4,680   | (4,680)                                       | -  | (9,360)  |
| Pool Maintenance-Misc. Repairs                      | 7,500                                   | 1,195   | 3,750   | 4,945   | (2,555)                                       | 10,000                                     | 2,500  |
| Pool Maintenance-Capital Improvements               | 12,000                                  | 6,653   | 6,653   | 13,305  | 1,305   | 12,000                                     | -  |
| Clubhouse Furniture Replacement                     | 500                                     | 1,470   | -   | 1,470   | 970   | 500  | -  |
| Clubhouse Lighting Replacement                      | 1,000                                   | -   | 500   | 500   | (500)   | 1,000                                      | -  |
| Contracted Program & Event Management               | 17,100                                  | 3,798   | 8,064   | 11,862  | (5,238)                                       | 13,720                                     | (3,380)  |
| Park Restroom Maintenance                           | 500                                     | -   | 500   | 500   | -   | 500  | -  |
| Athletic/Park Court/Field Repairs                   | 1,500                                   | 1,082   | 750   | 1,832   | 332   | 1,500                                      | -  |
| Trail/Bike Path Maintenance                         | 500                                     | -   | 250   | 250   | (250)   | 2,500                                      | 2,000  |
| Boardwalk Maintenance                               | 750                                     | -   | 375   | 375   | (375)   | 750  | -  |
| Community Activities                                | 4,500                                   | 4,419   | 5,000   | 9,419   | 4,919   | 4,500                                      | -  |
| Town Hall HVAC Capital Repair                       | 5,500                                   | -   | -   | -   | (5,500)                                       | -  | (5,500)  |
| Capital Improvements                                | 50,000                                  | 43,451  | 25,000  | 68,451  | 18,451  | 38,660                                     | (11,340)   |
| <b>Total Parks &amp; Recreation</b>                 | <b>\$ 131,990</b>                       | <b>\$ 81,183</b>                                | <b>\$ 70,036</b>  | <b>\$ 151,219</b>                                       | <b>\$ 19,229</b>                              | <b>\$ 116,690</b>                          | <b>\$ (15,300)</b>                                     |
| <b>Security Operations</b>                          |   |   |   |   |   |  |  |
| Security Monitoring                                 | 5,400                                   | 2,888   | 2,513   | 5,400   | -   | 5,400                                      | -  |
| <b>Total Security Operations</b>                    | <b>\$ 5,400</b>                         | <b>\$ 2,888</b>                                 | <b>\$ 2,513</b>   | <b>\$ 5,400</b>   | <b>\$ -</b>                                   | <b>\$ 5,400</b>                            | <b>\$ -</b>  |
| <b>Contingency</b>                                  |   |   |   |   |   |  |  |
| Capital Reserves                                    | 80,000                                  | -   | 33,581  | 33,581  | (46,419)                                      | 134,600                                    | 54,600   |
| <b>Total Contingency</b>                            | <b>\$ 80,000</b>                        | <b>\$ -</b>                                     | <b>\$ 33,581</b>  | <b>\$ 33,581</b>  | <b>\$ (46,419)</b>                            | <b>\$ 134,600</b>                          | <b>\$ 54,600</b>                                       |
| <b>Total Expenditures</b>                           | <b>\$ 763,133</b>                       | <b>\$ 365,374</b>                               | <b>\$ 337,700</b>   | <b>\$ 703,074</b>                                       | <b>\$ (60,059)</b>                            | <b>\$ 763,133</b>                          | <b>\$ -</b>  |
| <b>Excess of Revenues Over (Under) Expenditures</b> | <b>\$ -</b>                             | <b>\$ 311,201</b>                               | <b>\$ (310,046)</b>   | <b>\$ (0)</b>   | <b>\$ (0)</b>                                 | <b>\$ -</b>                                | <b>\$ -</b>  |

47.878%



# Longleaf Community Development District

## Fiscal Year 2014 Annual Operating Budget Comparative Analysis



**Longleaf**  
**Community Development District**  
**Fiscal Year 2014 Annual Budget Descriptions**  
**General Fund 001**

**Legislative**

**Supervisor's Fees**

The amount paid to each Supervisor for the time devoted to the District business and monthly meetings. The amount permitted is \$200.00 per meeting for each member of the Board.

**Financial & Administrative**

**District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District' business, including any and all financial work work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

**Admin Services**

The District Administrative team accepts responsibilities to include day-to-day service calls, questions and comments that are considered part of the Districts obligation in providing responsive and quality customer services to the general public. This fee is based on the residential units as assessed and/or platted the previous fiscal year.

**Accounting Services**

The District handles the daily bookkeeping for the District as well as the preparation of monthly financials, administration of the annual audit, and all other required District accounting functions.

**District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc..

**Disclosure Report**

This is required of the District as part of the bond indentures.

**Trustee's Fees**

This is required of the District as part of the bond indentures.

**Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

**Arbitrage Rebate Calculation**

This is required of the District as part of the bond indentures.

**Financial Services**

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting standards.

**Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

**Legal Advertising**

This is required to conducts the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.





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**Fiscal Year 2014 Annual Budget Descriptions**  
**General Fund 001**

**Bank Fees**

The District operates a checking account for expenditures and receipts.

**Dues, Licenses & Fees**

The District is required to file with the County and State each year.

**Capital Outlay**

This is to purchase new equipment as required.

**Legal Counsel**

**District Counsel**

Requirements for legal services are estimated at an annual expenditures as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

**Electric Utility Services**

**Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity needs.

**Gas Utility Services**

**Gas Utility Services**

This item is for gas utility services to District common areas.

**Garbage/Solid Waste Control Services**

**Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

**Water-Sewer Combination Services**

**Water Utility Services**

This item is for the potable and non-potable water used for irrigation, recreation facility and the pool.

**Stormwater Control**

**Aquatic Contract**

This item is for the contract that maintains the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

**Stormwater/Weir Structure Repairs**

This item is for the maintenance and repairs of the stormwater system.

**Other Physical Environment**

**Employee Payroll, Taxes, & Benefits**

Intended to fund full and part time staff to; manage the club facilities, assist in coordinating and identifying maintenance issues, assist residents, enforce District policy & procedure, plan events, and facilitate an overall sense of community in the District. Employee share of payroll taxes, federal and state unemployment and mandated workers compensation insurance. Employer contribution for employee health insurance. Payroll and employee management services fees.

**Management Contract**

This item is for the management of the amenities and related services.

**General Liability Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

**Property & Casualty Insurance**



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**General Fund 001**

The District carries insurance coverage on all facilities and structures based on the value of District assets.

**Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

**Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

**Landscape Maintenance - Other**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

**Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

**Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

**Miscellaneous Expense**

This item covers District expenses not covered within the categories referenced above.

**Road & Street Facilities**

**Street Sweeping**

This item provides for cleaning of the District roadways.

**N1/N2 Street Light Maintenance**

This item provides for maintenance and repairs of the street lights throughout neighborhoods 1 and 2 of the District.

**N3 Street Light Rental**

This item provides for maintenance and repairs of the street lights throughout neighborhood 3 of the District.

**Decorative Light Maintenance**

This item provides for maintenance and repairs of the decorative lights within the District.

**Roadway Repairs & Maintenance**

This item provides for maintenance and repairs of the roadways throughout the District.

**Sidewalk Repairs & Maintenance**

This item provides for maintenance and repairs of the sidewalks throughout the District.

**Street Sign Repairs/Replacements**

This item provides for maintenance and repairs of the street signs throughout the District.

**Parks & Recreation**

**Clubhouse Facility Maintenance**

This item is for the monthly cleaning and repairs of the Clubhouse facility.

**Clubhouse Telephone, Fax & Internet**

This item is for the telephone, fax and internet services at the townhall.

**Clubhouse Supplies**

This item is for the basic commodities and other items for Clubhouse events.

**Clubhouse Facility Janitorial Service**



**Longleaf**  
**Community Development District**  
**Fiscal Year 2014 Annual Budget Descriptions**  
**General Fund 001**

This item provides for cleaning services of the townhall.

**Pool/Water Park/Fountain Maintena**

This item is necessary to contract with a vendor to maintain the pool within State Guidelines for public use.

**Clubhouse Furniture Replacement**

This item is intended to fund general maintenance and procurement of FF&E in the townhall.

**Clubhouse Lighting Replacement**

This item is intended to provide funds for replacing bulbs for lighting the townhall.

**Park Restroom Maintenance**

This item is for the cleaning services and maintenance of the park restrooms.

**Athletic Park/Court/Field Repairs**

This item is for the repairs and maintenance of the athletic park, court and fields.

**Trail/Bike Path Maintenance**

This item is for the repairs and maintenance of the trail and bike paths.

**Boardwalk Maintenance**

This item is for the repairs and maintenance of the boardwalk.

**Miscellaneous Expense**

This item is for miscellaneous repairs and maintenance costs within the District.

**Capital Improvements**

This item is for the funding of capital improvements as requested by the Board.

**Security Operations**

**Security Monitoring**

This item is for the alarm system and monitoring at the clubhouse.

**Contingency**

**Capital Reserve**

This item is intended to reserve for general replacement of District Assets prepared in conjunction with a reserve study.



**Longleaf  
Community Development District  
Fiscal Year 2014 Annual Budget  
Debt Service Fund**

**REVENUES**

|   | <u>Series 2005 Bonds</u> | <u>Series 2006 Bonds</u> |
|---|--------------------------|--------------------------|
| Debt Service Assessments Levied On Roll | \$ 458,670               | \$ 323,487               |
| <b>TOTAL REVENUES</b>                   | <b>\$ 458,670</b>        | <b>\$ 323,487</b>        |

**EXPENDITURES**

|   |                   |                   |
|---|-------------------|-------------------|
| May Bond Principal Payment                  | \$ 185,000        | \$ 130,000        |
| May Bond Interest Payment                   | \$ 136,080        | \$ 96,078         |
| November Bond Interest Payment              | \$ 131,085        | \$ 92,584         |
| Miscellaneous Expenses                      | \$ 6,505          | \$ 4,825          |
| <b>TOTAL EXPENDITURES</b>                   | <b>\$ 458,670</b> | <b>\$ 323,487</b> |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b> | <b>\$ -</b>       | <b>\$ -</b>       |

**ANALYSIS OF BONDS OUTSTANDING**

|   |                  |                  |
|---|------------------|------------------|
| Maturity Date:  | May 1, 2030      | 5/1/2030         |
| Coupon Rate:  | 5.400%           | 5.375%           |
| Bonds Outstanding - Period Ending 11/1/2013:                      | \$ 5,040,000     | \$ 3,695,000     |
| Principal Payment Applied Toward Series 2004/2007 Bonds:          | 185,000          | 130,000          |
| <b>Bonds Outstanding - Period Ending 11/1/2014 <sup>(1)</sup></b> | <b>4,855,000</b> | <b>3,565,000</b> |

**Notations:**

<sup>(1)</sup> Bonds outstanding value excludes the impact of lot prepayments made subsequent to the 5/1/2012 Bond Call.



**Longleaf Community Development District**

Series 2005 Bonds  
CUSIP # 543065AD8

| <b>Period Ending</b> | <b>Principal</b>       | <b>Coupon</b> | <b>Interest</b>        | <b>Annual Debt Service</b> |
|----------------------|------------------------|---------------|------------------------|----------------------------|
| <b>5/1/2014</b>      | <b>\$ 185,000.00</b>   | <b>5.400%</b> | <b>\$ 136,080.00</b>   |                            |
| <b>11/1/2014</b>     |                        | <b>5.400%</b> | <b>\$ 131,085.00</b>   | <b>\$ 452,165.00</b>       |
| 5/1/2015             | \$ 195,000.00          | 5.400%        | \$ 131,085.00          |                            |
| 11/1/2015            |                        | 5.400%        | \$ 125,820.00          | \$ 451,905.00              |
| 5/1/2016             | \$ 210,000.00          | 5.400%        | \$ 125,820.00          |                            |
| 11/1/2016            |                        | 5.400%        | \$ 120,150.00          | \$ 455,970.00              |
| 5/1/2017             | \$ 220,000.00          | 5.400%        | \$ 120,150.00          |                            |
| 11/1/2017            |                        | 5.400%        | \$ 114,210.00          | \$ 454,360.00              |
| 5/1/2018             | \$ 230,000.00          | 5.400%        | \$ 114,210.00          |                            |
| 11/1/2018            |                        | 5.400%        | \$ 108,000.00          | \$ 452,210.00              |
| 5/1/2019             | \$ 245,000.00          | 5.400%        | \$ 108,000.00          |                            |
| 11/1/2019            |                        | 5.400%        | \$ 101,385.00          | \$ 454,385.00              |
| 5/1/2020             | \$ 260,000.00          | 5.400%        | \$ 101,385.00          |                            |
| 11/1/2020            |                        | 5.400%        | \$ 94,365.00           | \$ 455,750.00              |
| 5/1/2021             | \$ 270,000.00          | 5.400%        | \$ 94,365.00           |                            |
| 11/1/2021            |                        | 5.400%        | \$ 87,075.00           | \$ 451,440.00              |
| 5/1/2022             | \$ 285,000.00          | 5.400%        | \$ 87,075.00           |                            |
| 11/1/2022            |                        | 5.400%        | \$ 79,380.00           | \$ 451,455.00              |
| 5/1/2023             | \$ 300,000.00          | 5.400%        | \$ 79,380.00           |                            |
| 11/1/2023            |                        | 5.400%        | \$ 71,280.00           | \$ 450,660.00              |
| 5/1/2024             | \$ 320,000.00          | 5.400%        | \$ 71,280.00           |                            |
| 11/1/2024            |                        | 5.400%        | \$ 62,640.00           | \$ 453,920.00              |
| 5/1/2025             | \$ 335,000.00          | 5.400%        | \$ 62,640.00           |                            |
| 11/1/2025            |                        | 5.400%        | \$ 53,595.00           | \$ 451,235.00              |
| 5/1/2026             | \$ 355,000.00          | 5.400%        | \$ 53,595.00           |                            |
| 11/1/2026            |                        | 5.400%        | \$ 44,010.00           | \$ 452,605.00              |
| 5/1/2027             | \$ 375,000.00          | 5.400%        | \$ 44,010.00           |                            |
| 11/1/2027            |                        | 5.400%        | \$ 33,885.00           | \$ 452,895.00              |
| 5/1/2028             | \$ 395,000.00          | 5.400%        | \$ 33,885.00           |                            |
| 11/1/2028            |                        | 5.400%        | \$ 23,220.00           | \$ 452,105.00              |
| 5/1/2029             | \$ 420,000.00          | 5.400%        | \$ 23,220.00           |                            |
| 11/1/2029            |                        | 5.400%        | \$ 11,880.00           | \$ 455,100.00              |
| 5/1/2030             | \$ 440,000.00          | 5.400%        | \$ 11,880.00           | \$ 451,880.00              |
| 11/1/2030            |                        | 5.400%        | \$ -                   | \$ -                       |
|                      | <b>\$ 5,040,000.00</b> |               | <b>\$ 2,660,040.00</b> | <b>\$ 7,700,040.00</b>     |



**Longleaf Community Development District**  
**Series 2006 Bonds**  
**CUSIP # 543065AG1**

| <b>Period Ending</b> | <b>Principal</b>       | <b>Coupon</b> | <b>Interest</b>        | <b>Annual Debt Service</b> |
|----------------------|------------------------|---------------|------------------------|----------------------------|
| 11/1/2009            |                        | 5.375%        | \$ 108,575.00          | \$ 108,575.00              |
| 5/1/2010             | \$ 105,000.00          | 5.375%        | \$ 108,575.00          |                            |
| 11/1/2010            |                        | 5.375%        | \$ 105,753.13          | \$ 319,328.13              |
| 5/1/2011             | \$ 115,000.00          | 5.375%        | \$ 105,753.13          |                            |
| 11/1/2011            |                        | 5.375%        | \$ 102,662.50          | \$ 323,415.63              |
| 5/1/2012             | \$ 120,000.00          | 5.375%        | \$ 102,662.50          |                            |
| 11/1/2012            |                        | 5.375%        | \$ 99,437.50           | \$ 322,100.00              |
| 5/1/2013             | \$ 125,000.00          | 5.375%        | \$ 99,437.50           |                            |
| 11/1/2013            |                        | 5.375%        | \$ 96,078.13           | \$ 320,515.63              |
| <b>5/1/2014</b>      | <b>\$ 130,000.00</b>   | <b>5.375%</b> | <b>\$ 96,078.13</b>    |                            |
| <b>11/1/2014</b>     |                        | <b>5.375%</b> | <b>\$ 92,584.38</b>    | <b>\$ 318,662.51</b>       |
| 5/1/2015             | \$ 140,000.00          | 5.375%        | \$ 92,584.38           |                            |
| 11/1/2015            |                        | 5.375%        | \$ 88,821.88           | \$ 321,406.26              |
| 5/1/2016             | \$ 145,000.00          | 5.375%        | \$ 88,821.88           |                            |
| 11/1/2016            |                        | 5.375%        | \$ 84,925.00           | \$ 318,746.88              |
| 5/1/2017             | \$ 155,000.00          | 5.375%        | \$ 84,925.00           |                            |
| 11/1/2017            |                        | 5.375%        | \$ 80,759.38           | \$ 320,684.38              |
| 5/1/2018             | \$ 165,000.00          | 5.375%        | \$ 80,759.38           |                            |
| 11/1/2018            |                        | 5.375%        | \$ 76,325.00           | \$ 322,084.38              |
| 5/1/2019             | \$ 175,000.00          | 5.375%        | \$ 76,325.00           |                            |
| 11/1/2019            |                        | 5.375%        | \$ 71,621.88           | \$ 322,946.88              |
| 5/1/2020             | \$ 185,000.00          | 5.375%        | \$ 71,621.88           |                            |
| 11/1/2020            |                        | 5.375%        | \$ 66,650.00           | \$ 323,271.88              |
| 5/1/2021             | \$ 195,000.00          | 5.375%        | \$ 66,650.00           |                            |
| 11/1/2021            |                        | 5.375%        | \$ 61,409.38           | \$ 323,059.38              |
| 5/1/2022             | \$ 205,000.00          | 5.375%        | \$ 61,409.38           |                            |
| 11/1/2022            |                        | 5.375%        | \$ 55,900.00           | \$ 322,309.38              |
| 5/1/2023             | \$ 215,000.00          | 5.375%        | \$ 55,900.00           |                            |
| 11/1/2023            |                        | 5.375%        | \$ 50,121.88           | \$ 321,021.88              |
| 5/1/2024             | \$ 225,000.00          | 5.375%        | \$ 50,121.88           |                            |
| 11/1/2024            |                        | 5.375%        | \$ 44,075.00           | \$ 319,196.88              |
| 5/1/2025             | \$ 240,000.00          | 5.375%        | \$ 44,075.00           |                            |
| 11/1/2025            |                        | 5.375%        | \$ 37,625.00           | \$ 321,700.00              |
| 5/1/2026             | \$ 250,000.00          | 5.375%        | \$ 37,625.00           |                            |
| 11/1/2026            |                        | 5.375%        | \$ 30,906.25           | \$ 318,531.25              |
| 5/1/2027             | \$ 265,000.00          | 5.375%        | \$ 30,906.25           |                            |
| 11/1/2027            |                        | 5.375%        | \$ 23,784.38           | \$ 319,690.63              |
| 5/1/2028             | \$ 280,000.00          | 5.375%        | \$ 23,784.38           |                            |
| 11/1/2028            |                        | 5.375%        | \$ 16,259.38           | \$ 320,043.76              |
| 5/1/2029             | \$ 295,000.00          | 5.375%        | \$ 16,259.38           |                            |
| 11/1/2029            |                        | 5.375%        | \$ 8,331.25            | \$ 319,590.63              |
| 5/1/2030             | \$ 315,000.00          | 5.375%        | \$ 8,331.25            | \$ 323,331.25              |
| 11/1/2030            |                        | 5.375%        | \$ -                   |                            |
|                      | <b>\$ 4,045,000.00</b> |               | <b>\$ 2,805,212.60</b> | <b>\$ 6,850,212.60</b>     |



**Longleaf  
Community Development District  
Schedule of Final  
Fiscal Year 2014 Total Annual Assessments  
Annual Assessments <sup>(1)</sup>**

| SERIES 2005A BONDS       |                         |                |                       |              |                |                       |              |                        |   |
|--------------------------|-------------------------|----------------|-----------------------|--------------|----------------|-----------------------|--------------|------------------------|---|
| Final Annual Budget      | Series 2005A Unit Count | O&M Unit Count | Fiscal Year 2013      |              |                | Fiscal Year 2014      |              |                        | Total Increase / (Decrease) in Annual Assmt |
|                          |                         |                | Debt Service Per Unit | O&M Per Unit | FY 2013 Total  | Debt Service Per Unit | O&M Per Unit | Fiscal Year 2014 Total |   |
| TOWNHOME W/O SL          | 42                      | 42             | \$450                 | \$207        | <b>\$657</b>   | \$450.00              | \$206.66     | <b>\$656.66</b>        | \$0   |
| TOWNHOME W/ SL           | 56                      | 56             | \$450                 | \$207        | <b>\$657</b>   | \$450.00              | \$206.66     | <b>\$656.66</b>        | \$0   |
| CONDO W/O SL             | 80                      | 80             | \$450                 | \$207        | <b>\$657</b>   | \$450.00              | \$206.66     | <b>\$656.66</b>        | \$0   |
| CONDO W/ SL              | 70                      | 70             | \$450                 | \$207        | <b>\$657</b>   | \$450.00              | \$206.66     | <b>\$656.66</b>        | \$0   |
| SF 42' W/O SL            | 57                      | 57             | \$750                 | \$620        | <b>\$1,370</b> | \$750.00              | \$619.97     | <b>\$1,369.97</b>      | \$0   |
| SF 42' W/ SL             | 62                      | 62             | \$750                 | \$620        | <b>\$1,370</b> | \$750.00              | \$619.97     | <b>\$1,369.97</b>      | \$0   |
| SF 50' W/O SL            | 145                     | 145            | \$800                 | \$827        | <b>\$1,627</b> | \$800.00              | \$826.62     | <b>\$1,626.62</b>      | \$0   |
| SF 50' W/ SL             | 51                      | 51             | \$800                 | \$827        | <b>\$1,627</b> | \$800.00              | \$826.62     | <b>\$1,626.62</b>      | \$0   |
| SF 50' W/SL Full Prepaid | 0                       | 1              | \$0                   | \$827        | <b>\$827</b>   | \$0.00                | \$827.00     | <b>\$827.00</b>        | \$0   |
| SF 60' W/O SL            | 100                     | 100            | \$850                 | \$1,033      | <b>\$1,883</b> | \$850.00              | \$1,033.28   | <b>\$1,883.28</b>      | \$0   |
| SF 60' W/ SL             | 48                      | 48             | \$850                 | \$1,033      | <b>\$1,883</b> | \$850.00              | \$1,033.28   | <b>\$1,883.28</b>      | \$0   |
| SF 100' W/ SL            | 3                       | 3              | \$1,499               | \$1,546      | <b>\$3,045</b> | \$1,499.00            | \$1,545.79   | <b>\$3,044.79</b>      | \$0   |
| <b>TOTAL</b>             | <b>714</b>              | <b>715</b>     |                       |              |                |                       |              |                        |   |

| SERIES 2006A BONDS |                         |                |                       |              |                 |                       |              |                        |   |
|--------------------|-------------------------|----------------|-----------------------|--------------|-----------------|-----------------------|--------------|------------------------|---|
| Lot Size           | Series 2006A Unit Count | O&M Unit Count | Fiscal Year 2013      |              |                 | Fiscal Year 2014      |              |                        | Total Increase / (Decrease) in Annual Assmt |
|                    |                         |                | Debt Service Per Unit | O&M Per Unit | FY 2013 Total   | Debt Service Per Unit | O&M Per Unit | Fiscal Year 2014 Total |   |
| TOWNHOME           | 38                      | 38             | \$204                 | \$207        | <b>\$411</b>    | \$204.00              | \$206.66     | <b>\$410.66</b>        | \$0   |
| SF 42'             | 65                      | 65             | \$612                 | \$620        | <b>\$1,232</b>  | \$612.00              | \$619.97     | <b>\$1,231.97</b>      | \$0   |
| SF 42' PREPAID     | 4                       | 4              | \$354                 | \$620        | <b>\$974</b>    | \$354.00              | \$619.97     | <b>\$973.97</b>        | \$0   |
| SF 50'             | 86                      | 87             | \$817                 | \$827        | <b>\$1,644</b>  | \$817.00              | \$826.62     | <b>\$1,643.62</b>      | \$0   |
| SF 50' PREPAID     | 8                       | 8              | \$471                 | \$827        | <b>\$1,298</b>  | \$471.00              | \$826.62     | <b>\$1,297.62</b>      | \$0   |
| SF 60'             | 56                      | 56             | \$1,021               | \$1,033      | <b>\$2,054</b>  | \$1,021.00            | \$1,033.28   | <b>\$2,054.28</b>      | \$0   |
| SF 60' PREPAID     | 6                       | 6              | \$589                 | \$1,033      | <b>\$1,622</b>  | \$589.00              | \$1,033.28   | <b>\$1,622.28</b>      | \$0   |
| SF 70'             | 34                      | 34             | \$1,225               | \$1,240      | <b>\$2,465</b>  | \$1,225.00            | \$1,239.94   | <b>\$2,464.94</b>      | \$0   |
| SF 100'            | 49                      | 49             | \$1,535               | \$1,546      | <b>\$3,081</b>  | \$1,535.00            | \$1,545.79   | <b>\$3,080.79</b>      | \$0   |
| SF 100' PREPAID    | 1                       | 1              | \$886                 | \$1,546      | <b>\$2,432</b>  | \$886.00              | \$1,545.79   | <b>\$2,431.79</b>      | \$0   |
| SF 100' W/O SL     | 15                      | 15             | \$1,535               | \$1,546      | <b>\$3,081</b>  | \$1,535.00            | \$1,545.79   | <b>\$3,080.79</b>      | \$0   |
| COMMERCIAL         | 3                       | 3              | \$5,961               | \$6,034      | <b>\$11,995</b> | \$5,961.00            | \$6,034.36   | <b>\$11,995.36</b>     | \$0   |
| <b>TOTAL</b>       | <b>365.30</b>           | <b>366.30</b>  |                       |              |                 |                       |              |                        |   |



**Longleaf  
Community Development District  
Fiscal Year 2014 Annual Budget  
Cash Projections as of March 31, 2013**

|  |  |                   |
|--|--|-------------------|
| Operating Cash / Investments   |  | \$ 1,075,302      |
| Add: Anticipated Tax Revenue Collections                               |  | \$ 24,605         |
| Final Annual Budget  | Less: Current Liabilities                            | \$ (88,280)       |
|  | Less: Projected Expenditures Through Fiscal Year End | \$ (337,700)      |
| <b>Projected Cash Balance on September 30, 2013</b>                    |  | <b>\$ 673,928</b> |
| <i>Estimated First Quarter Operating Reserve, Exc Cap Improvements</i> |  | <i>\$ 147,468</i> |
| <i>Estimated Operating Fund Surplus/Cash on Hand</i>                   |  | <i>\$ 526,459</i> |

