

Longleaf Community Development District

Board of Supervisors

Evalyn Oreto, Chairperson
Veronica Johnson, Vice Chairperson
Lindsay Moore, Assistant Secretary
Michael Ryan, Assistant Secretary
Jay Wijnmaalen, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Vivek Babbar, District Counsel
Phil Chang, District Engineer
Jim Chambers, District Onsite Manager

Regular Meeting Agenda

Wednesday, July 16, 2025, at 6:00 p.m.

TEAMS INFORMATION: Meeting ID: 263 242 283 781 Passcode: WcwhRX
+1 646-838-1601 362843698# Phone Conference ID: 362 843 698#

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Consent Agenda**
 - A. Approval of Minutes of June 4, 2025, Regular Meeting
 - B. Acceptance of the Financials and Approval of the Check Register & O&Ms for May 2025
- 5. Financial Discussion**
- 6. Yellowstone Landscape Report**
- 7. Engineer's Report**
 - A. Consideration of Pond Skimmers/Gate Replacement Proposals
 - B. Consideration of Pavement and Marking Repair Proposals
- 8. Attorney's Report**
- 9. Business Items**
 - A. Consideration of Arbor Park Proposals
 - B. Discussion on Signal Summer 2026 Pool Monitor Proposal
 - C. Consideration of Trinity Hurricane Clean-Up NTE (Not to Exceed)
 - D. Consideration of Inframark Field Management RFP Preparation and Execution Proposal
 - E. Consideration of Pond Maintenance Proposals
 - F. Consideration of Tree Trimming Proposal
 - G. Consideration of Reserve Study Proposals
 - H. Update on Neighborhood 4
- 10. Manager's Report**
 - A. Aquatics Report
 - B. On-Site Manager Report
- 11. Supervisors' Requests or Comments**
- 12. Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 13. Adjournment**

****The next Public Hearing and Regular Meeting is scheduled to be held on
Tuesday, August 5, 2025, at 6:00 p.m.****

Fourth Order of Business

4A

**MINUTES OF MEETING
LONGBLEAF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Longleaf Community Development District was held on Wednesday, June 4, 2025, at 6:00 p.m. at the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655.

Present and constituting a quorum were:

Evalyn Oreto	Chairman
Veronica Johnson	Vice Chairperson
Michael Ryan	Assistant Secretary (<i>via conference call</i>)
Lindsay Moore	Assistant Secretary (<i>via conference call</i>)
Jay Wijnmaalen	Assistant Secretary

Also, the presents were:

Lisa Castoria	District Manager
Vivek Babbar	District Counsel (<i>via conference call</i>)
Phil Chang	District Engineer (<i>via conference call</i>)
Jim Chambers	Onsite
Seth Mendoza	Yellowstone (<i>via conference call</i>)
Lucus McDonald	Finance Department (<i>via conference call</i>)
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience comments

There were comments received by residents.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of April 29, 2025, Budget Workshop & May 7, 2025, Regular Meeting

On MOTION by Ms. Johnson seconded by Mr. Wijnmaalen, with all in favor, minutes of budget workshop from April 29, 2025, were approved as presented. 5-0

On MOTION by Mr. Wijnmaalen seconded by Ms. Johnson, with all in favor, minutes of regular meeting from May 7, 2025, were approved as presented. 5-0

B. Acceptance of the Financials and Approval of the Check Register & O&Ms for April 2025

On MOTION by Ms. Johnson seconded by Mr. Wijnmaalen, with all in favor, accepting financial and approval of check register & O&Ms for April 2025, was approved as presented.
5-0

FIFTH ORDER OF BUSINESS

Financial Discussion

A discussion ensued regarding financial updates by Mr. McDonald.

SIXTH ORDER OF BUSINESS

Yellowstone Landscape Report

The Board of supervisors tabled hurricane proposal and requested additional proposals.

On MOTION by Ms. Johnson, seconded by Mr. Wijnmaalen, with all in favor, appointing Ms. Oreto to choose annuals, was approved. 5-0

SEVENTH ORDER OF BUSINESS

Engineer's Report

Mr. Chang discussed business items 9C and is waiting for proposals.

Mr. Chang discussed N4 erosion, Metro will be providing solutions to restore.

Mr. Chang will investigate Woodland's resident wash out.

EIGHTH ORDER OF BUSINESS

Attorney's Report

A. Discussion on Tree Maintenance & Responsibility

A discussion ensued regarding minors and curfew. The CDD does not have that authority and referred to Statute 190.

A discussion ensued on fees for RFP.

NINTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-04; Approving the Proposed Budget & Setting Public Hearing

On MOTION by Mr. Ryan seconded by Ms. Moore, with all in favor, Resolution 2025-06; Approving the Proposed Budget with 10.19% increase & Setting Public Hearing for August 5, 2025, at 6:00 P.M. located at Longleaf Town Hall, was adopted.
5-0

B. Discussion of Form 1 Email EthicsFDMSinfo@mail.disclosure.floridaethics.gov

A discussion ensued regarding Form 1 reminder.

C. Consideration of Alley Way Repair

A discussion ensued regarding the alley repair with Mr. Chang.

D. Discussion on Landscape/Pond Maintenance RFP**Under separate cover**

On MOTION by Ms. Oreto, seconded by Ms. Johnson, with all in favor, the *LMP* RFP for pond and landscape maintenance was approved. 5-0

E. Announcing Updates on Neighborhood 4

A discussion ensued with an update on neighborhood 4. The Board requested the uncut grass be cut.

F. Discussion on LOC Payment Schedule

On MOTION by Ms. Johnson, seconded by Mr. Wijnmaalen, with all in favor, acceptance of LOC amortization payback schedule was approved. 5-0

G. Consideration of FCG Proposals

On MOTION by Mr. Wijnmaalen, seconded by Ms. Johnson, with all in favor, not to exceed \$2,000 for proposal# 1656, 1657, 1658, 1660, 1663, and 1666 by Fields Consulting Group, LLC., was approved as presented. 5-0

Proposal #1667 is tabled until July.**TENTH ORDER OF BUSINESS****Manager's Report****A. Community Inspection Report**

There being none, the next item followed.

B. Aquatic Report**Under separate cover**

On MOTION by Ms. Johnson, seconded by Mr. Wijnmaalen, with all in favor, not to exceed \$7,000 for roof proposals including all screws, all washers, 5-year warranty and sealant on each screw. Onsite to choose, was approved as discussed. 5-0

C. Park Director's Report

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests or Comments**

The Board of supervisors discussed, commented or requested the following:

Under separate cover

On MOTION by Mr. Wijnmaalen, seconded by Ms. Moore, with all in favor, the table refinishing for \$1,250, was approved as discussed. 5-0

On MOTION by Mr. Wijnmaalen, seconded by Ms. Johnson, with all in favor, authorizes suspension of amenity access for 1 year for any resident or guest of a resident that jumps the fence to the pool, was approved as discussed. 5-0

- Ms. Jonson expressed concerns about parking on the street. Mr. Chambers will move forward with a resolution, paint and stop sign.
- Ms. Moore expressed concerns with the dirt area and a hole in connection with N5.
- Ms. Oreto expressed concerns with rental property parking, relocation, and no parking sign.
- Requests to update pool policy and signs for July agenda.

TWELFTH ORDER OF BUSINESS**Public Comments**

A discussion ensued with residents' comments. The Board responded to audience comments.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further items,

On MOTION by Ms. Johnson seconded by Mr. Wijnmaalen with all in favor, the meeting was adjourned at 9:00 pm. 5-0

Lisa Castoria
District Manager

Evalyn Oreto
Chairperson

4B

Longleaf Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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LONGLEAF COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	SERIES 2006 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2024 A2 DEBT SERVICE FUND	SERIES 2005 CAPITAL PROJECTS FUND	SERIES 2006 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	SERIES 2024 A2 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS												
Cash - Operating Account	\$ 8,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,103
Cash In Bank	148	-	-	-	-	-	-	-	-	-	-	148
Cash In Bank	754,348	-	-	-	-	-	-	-	-	-	-	754,348
Accounts Receivable - Other	4,816	-	-	-	-	-	-	-	-	-	-	4,816
Due From Other Funds	-	75,514	2,879	-	-	-	-	-	122	-	-	78,515
Investments:												
SBA Account	12,993	-	-	-	-	-	-	-	-	-	-	12,993
Acq. & Construction - Amenity	-	-	-	-	-	-	-	796,220	-	-	-	796,220
Acquisition & Construction Account	-	-	-	-	-	-	-	8,302	927,561	-	-	935,863
Capitalized Interest Account	-	-	-	98	18,555	-	-	-	-	-	-	18,653
Construction Fund	-	-	-	-	-	55,195	4	-	-	-	-	55,199
Deferred Cost	-	-	-	-	-	325,787	-	-	-	-	-	325,787
Prepayment Account	-	-	7,037	4,899	-	-	-	-	-	-	-	11,936
Reserve Fund	-	144,995	39,755	484,125	573,585	-	-	-	-	-	-	1,242,460
Revenue Fund	-	400,278	113,189	4,990	141	-	-	-	-	-	-	518,598
Deposits	3,691	-	-	-	-	-	-	-	-	-	-	3,691
Fixed Assets												
Land	-	-	-	-	-	-	-	-	-	538,421	-	538,421
Buildings	-	-	-	-	-	-	-	-	-	773,216	-	773,216
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	-	-	-	10,448,843	-	10,448,843
Recreational Facilities	-	-	-	-	-	-	-	-	-	2,307,648	-	2,307,648
Equipment and Furniture	-	-	-	-	-	-	-	-	-	118,141	-	118,141
Construction Work In Process	-	-	-	-	-	-	-	-	-	5,637,716	-	5,637,716
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	626,596	626,596
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	9,298,404	9,298,404
TOTAL ASSETS	\$ 784,099	\$ 620,787	\$ 162,860	\$ 494,112	\$ 592,281	\$ 380,982	\$ 4	\$ 804,522	\$ 927,683	\$ 19,823,985	\$ 9,925,000	\$ 34,516,315
LIABILITIES												
Accounts Payable	\$ 10,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,224
Loan Payable - Vally LOC	-	-	-	-	-	-	-	-	-	-	150,000	150,000
Clubhouse Deposits	150	-	-	-	-	-	-	-	-	-	-	150
Bonds Payable - Series 2005	-	-	-	-	-	-	-	-	-	-	1,980,000	1,980,000
Bonds Payable - Series 2006	-	-	-	-	-	-	-	-	-	-	895,000	895,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	6,900,000	6,900,000
Due To Other Funds	11,006	-	-	-	62,627	4,882	-	-	-	-	-	78,515
TOTAL LIABILITIES	21,380	-	-	-	62,627	4,882	-	-	-	-	9,925,000	10,013,889
FUND BALANCES												
Restricted for:												
Debt Service	-	620,787	162,860	494,112	529,654	-	-	-	-	-	-	1,807,413
Capital Projects	-	-	-	-	-	376,100	4	804,522	927,683	-	-	2,108,309
Unassigned:	762,719	-	-	-	-	-	-	-	-	19,823,985	-	20,586,704
TOTAL FUND BALANCES	762,719	620,787	162,860	494,112	529,654	376,100	4	804,522	927,683	19,823,985	-	24,502,426
TOTAL LIABILITIES & FUND BALANCES	\$ 784,099	\$ 620,787	\$ 162,860	\$ 494,112	\$ 592,281	\$ 380,982	\$ 4	\$ 804,522	\$ 927,683	\$ 19,823,985	\$ 9,925,000	\$ 34,516,315

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,737	\$ 19,737	0.00%
Room Rentals	4,000	6,725	2,725	168.13%
Tennis Admission Revenue	-	14	14	0.00%
Interest - Tax Collector	-	1,275	1,275	0.00%
Special Assmnts- Tax Collector	1,196,386	1,277,912	81,526	106.81%
Special Assmnts- CDD Collected	-	15,494	15,494	0.00%
Other Miscellaneous Revenues	-	4,464	4,464	0.00%
TOTAL REVENUES	1,200,386	1,325,621	125,235	110.43%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,000	2,000	83.33%
ProfServ-Arbitrage Rebate	1,300	600	700	46.15%
ProfServ-Trustee Fees	9,000	9,027	(27)	100.30%
Disclosure Report	8,400	-	8,400	0.00%
District Counsel	10,000	5,276	4,724	52.76%
District Engineer	25,000	26,355	(1,355)	105.42%
Administrative Services	9,000	6,000	3,000	66.67%
District Manager	26,000	18,225	7,775	70.10%
Accounting Services	22,500	15,000	7,500	66.67%
Auditing Services	7,200	8,700	(1,500)	120.83%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	500	1,056	(556)	211.20%
Assessment Mailings	3,000	-	3,000	0.00%
Public Officials Insurance	4,091	4,667	(576)	114.08%
Legal Advertising	2,000	(910)	2,910	-45.50%
Tax Collector/Property Appraiser Fees	-	965	(965)	0.00%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,131	-	1,131	0.00%
Website Administration	1,500	11	1,489	0.73%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Operating Loan Repayment	55,044	8,453	46,591	15.36%
Total Administration	199,441	113,600	85,841	56.96%
<u>Electric Utility Services</u>				
Utility - Electric	80,000	37,898	42,102	47.37%
Total Electric Utility Services	80,000	37,898	42,102	47.37%

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Gas Utility Services</u>				
Utility - Gas	4,500	755	3,745	16.78%
Total Gas Utility Services	4,500	755	3,745	16.78%
<u>Garbage/Solid Waste Services</u>				
Solid Waste Assessment Rec Facility	800	-	800	0.00%
Total Garbage/Solid Waste Services	800	-	800	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Reclaimed Water	20,200	17,764	2,436	87.94%
Total Water-Sewer Comb Services	20,200	17,764	2,436	87.94%
<u>Stormwater Control</u>				
Contracts-Aquatic Control	33,360	19,460	13,900	58.33%
Weir/Structure Repairs	2,000	-	2,000	0.00%
Total Stormwater Control	35,360	19,460	15,900	55.03%
<u>Other Physical Environment</u>				
Field Services	74,000	50,046	23,954	67.63%
Insurance - General Liability	10,652	12,153	(1,501)	114.09%
Insurance -Property & Casualty	34,171	28,443	5,728	83.24%
R&M-Other Landscape	20,000	16,809	3,191	84.05%
R&M-Irrigation	6,250	9,133	(2,883)	146.13%
Landscape - Annuals	9,000	-	9,000	0.00%
Landscape - Mulch	6,000	3,744	2,256	62.40%
Landscape Maintenance	255,180	170,120	85,060	66.67%
Entry/Gate/Walls Maintenance	2,000	-	2,000	0.00%
Total Other Physical Environment	417,253	290,448	126,805	69.61%
<u>Road and Street Facilities</u>				
R&M-Sidewalks	50,000	-	50,000	0.00%
Street Sign Repairs/Replacements	1,500	-	1,500	0.00%
Road/Sidewalk Maintenance	36,000	9,526	26,474	26.46%
Holiday Decoration	5,000	5,144	(144)	102.88%
Total Road and Street Facilities	92,500	14,670	77,830	15.86%

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	7,000	5,104	1,896	72.91%
Lighting Replacement	500	1,005	(505)	201.00%
Pest Control	1,648	533	1,115	32.34%
Contracts-Pools	13,000	8,635	4,365	66.42%
Clubhouse IT Support	500	-	500	0.00%
Security Monitoring Services	60,000	14,105	45,895	23.51%
Telephone/Fax/Internet Services	3,500	2,202	1,298	62.91%
Garbage - Recreational Facility	125,184	115,141	10,043	91.98%
R&M-Pools	5,000	29,008	(24,008)	580.16%
R&M-Vandalism	3,000	-	3,000	0.00%
Boardwalk and Bridge Maintenance	1,000	-	1,000	0.00%
Miscellaneous Maintenance	17,000	41,808	(24,808)	245.93%
Furniture Repair/Replacement	1,000	-	1,000	0.00%
Community Activities	10,000	1,700	8,300	17.00%
Office Supplies	1,500	2,176	(676)	145.07%
Capital Improvements	50,000	-	50,000	0.00%
Total Parks and Recreation	299,832	221,417	78,415	73.85%
<u>Reserves</u>				
Infrastructure Repair	50,000	24,413	25,587	48.83%
Total Reserves	50,000	24,413	25,587	48.83%
TOTAL EXPENDITURES & RESERVES	1,199,886	740,425	459,461	61.71%
Excess (deficiency) of revenues				
Over (under) expenditures	500	585,196	584,696	117039.20%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan/Note Proceeds	-	50,000	50,000	0.00%
Contribution to (Use of) Fund Balance	500	-	(500)	0.00%
TOTAL FINANCING SOURCES (USES)	500	50,000	49,500	10000.00%
Net change in fund balance	\$ 500	\$ 635,196	\$ 633,696	127039.20%
FUND BALANCE, BEGINNING (OCT 1, 2024)		127,523		
FUND BALANCE, ENDING		\$ 762,719		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2005 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,893	\$ 17,893	0.00%
Special Assmnts- Tax Collector	441,288	460,363	19,075	104.32%
Special Assmnts- CDD Collected	19,000	71,913	52,913	378.49%
TOTAL REVENUES	460,288	550,169	89,881	119.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	335,000	335,000	-	100.00%
Interest Expense	125,010	62,505	62,505	50.00%
Total Debt Service	460,010	397,505	62,505	86.41%
TOTAL EXPENDITURES	460,010	397,505	62,505	86.41%
Excess (deficiency) of revenues				
Over (under) expenditures	278	152,664	152,386	54915.11%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers - Out	-	(25,139)	(25,139)	0.00%
Contribution to (Use of) Fund Balance	278	-	(278)	0.00%
TOTAL FINANCING SOURCES (USES)	278	(25,139)	(25,417)	-9042.81%
Net change in fund balance	\$ 278	\$ 127,525	\$ 126,691	45872.30%
FUND BALANCE, BEGINNING (OCT 1, 2024)		493,262		
FUND BALANCE, ENDING		\$ 620,787		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2006 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,010	\$ 6,010	0.00%
Special Assmnts- Tax Collector	252,210	251,710	(500)	99.80%
TOTAL REVENUES	252,210	257,720	5,510	102.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	180,000	190,000	(10,000)	105.56%
Interest Expense	67,725	67,188	537	99.21%
Total Debt Service	247,725	257,188	(9,463)	103.82%
TOTAL EXPENDITURES	247,725	257,188	(9,463)	103.82%
Excess (deficiency) of revenues Over (under) expenditures	4,485	532	(3,953)	11.86%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	4,485	-	(4,485)	0.00%
TOTAL FINANCING SOURCES (USES)	4,485	-	(4,485)	0.00%
Net change in fund balance	\$ 4,485	\$ 532	\$ (12,923)	11.86%
FUND BALANCE, BEGINNING (OCT 1, 2024)		162,328		
FUND BALANCE, ENDING		\$ 162,860		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,882	\$ 16,882	0.00%
Special Assmnts- Prepayment	-	164,899	164,899	0.00%
Special Assmnts- CDD Collected	483,565	254,742	(228,823)	52.68%
TOTAL REVENUES	483,565	436,523	(47,042)	90.27%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	260,000	(160,000)	260.00%
Interest Expense	383,565	383,565	-	100.00%
Total Debt Service	483,565	643,565	(160,000)	133.09%
TOTAL EXPENDITURES	483,565	643,565	(160,000)	133.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(207,042)	(207,042)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,035	2,035	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,035	2,035	0.00%
Net change in fund balance	\$ -	\$ (205,007)	\$ (205,007)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		699,119		
FUND BALANCE, ENDING		\$ 494,112		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 A2 Debt Service Fund (205)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20,532	\$ 20,532	0.00%
TOTAL REVENUES	-	20,532	20,532	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	315,717	(315,717)	0.00%
Total Debt Service	-	315,717	(315,717)	0.00%
TOTAL EXPENDITURES	-	315,717	(315,717)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(295,185)	(295,185)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	16	16	0.00%
Bond Proceeds	-	824,823	824,823	0.00%
TOTAL FINANCING SOURCES (USES)	-	824,839	824,839	0.00%
Net change in fund balance	\$ -	\$ 529,654	\$ 529,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 529,654		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2005 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,256	\$ 10,256	0.00%
TOTAL REVENUES	-	10,256	10,256	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,256	10,256	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	25,139	25,139	0.00%
TOTAL FINANCING SOURCES (USES)	-	25,139	25,139	0.00%
Net change in fund balance	\$ -	\$ 35,395	\$ 35,395	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		340,705		
FUND BALANCE, ENDING		\$ 376,100		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2006 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4		
FUND BALANCE, ENDING		<u>\$ 4</u>		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 Capital Projects Fund (304)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,372	\$ 25,372	0.00%
TOTAL REVENUES	-	25,372	25,372	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,372	25,372	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	371,635	371,635	0.00%
Interfund Transfers - Out	-	(373,669)	(373,669)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,034)	(2,034)	0.00%
Net change in fund balance	\$ -	\$ 23,338	\$ 23,338	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		781,184		
FUND BALANCE, ENDING		\$ 804,522		

LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2024 A2 Capital Projects Fund (305)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 55,915	\$ 55,915	0.00%
TOTAL REVENUES	-	55,915	55,915	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
District Counsel	-	135,500	(135,500)	0.00%
District Manager	-	37,500	(37,500)	0.00%
Cost of Issuance	-	1,750	(1,750)	0.00%
Total Administration	-	190,450	(190,450)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	6,442,943	(6,442,943)	0.00%
Total Construction In Progress	-	6,442,943	(6,442,943)	0.00%
<u>Debt Service</u>				
Underwriters Discount	-	170,000	(170,000)	0.00%
Total Debt Service	-	170,000	(170,000)	0.00%
TOTAL EXPENDITURES	-	6,803,393	(6,803,393)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,747,478)	(6,747,478)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	7,675,177	7,675,177	0.00%
Interfund Transfers - Out	-	(16)	(16)	0.00%
TOTAL FINANCING SOURCES (USES)	-	7,675,161	7,675,161	0.00%
Net change in fund balance	\$ -	\$ 927,683	\$ 927,683	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 927,683		

Bank Account Statement

Longleaf CDD

Bank Account No. 8800
Statement No. 25_05

Statement Date 05/31/2025

G/L Account No. 101003 Balance	754,348.48	Statement Balance	782,936.63
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	782,936.63
Subtotal	754,348.48	Outstanding Checks	-28,588.15
Negative Adjustments	0.00	Ending Balance	754,348.48
Ending G/L Balance	754,348.48		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/01/2024		JE001070	Utility - Reclaimed Water	Pasco ACH adj JE	1,032.29	1,032.29	0.00
01/01/2025		JE001117	Garbage - Recreational Facility	Reverse Waste management Adj JE	20,871.90	20,871.90	0.00
02/01/2025		JE001146	Telephone/Fax/Internet Services	Frontier ACH ADJ JE	151.84	151.84	0.00
02/01/2025		JE001148	Utility - Reclaimed Water	Clear Water ACH ADJ JE	221.08	221.08	0.00
03/01/2025		JE001200	Telephone/Fax/Internet Services	Reversal Frontier Invoice Adj JE	151.91	151.91	0.00
05/13/2025	Payment	BD00030	Other Miscellaneous Revenues	Deposit No. BD00030	1,198.50	1,198.50	0.00
05/28/2025	Payment	BD00032	Legal Advertising	Deposit No. BD00032	1,428.00	1,428.00	0.00
05/20/2025	Payment	BD00033	Special Assmnts-CDD Collected	Deposit No. BD00033	4,648.11	4,648.11	0.00
05/31/2025		JE001397	Interest - Investments	Interest credit	3,432.22	3,432.22	0.00
05/13/2025		JE001431	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	1,393.91	1,393.91	0.00
05/13/2025		JE001431	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	3,262.75	3,262.75	0.00
05/31/2025		JE001459	Utility - Reclaimed Water	To adj. reversal Valley National Bank	49.83	49.83	0.00
Total Deposits					37,842.34	37,842.34	0.00
Checks							
							0.00
01/01/2025		JE001120	Utility - Reclaimed Water	Reverse clear water Adj JE	-49.83	-49.83	0.00
03/07/2025	Payment	1247	LINDSAY MOORE	Check for Vendor V00259	-200.00	-200.00	0.00
04/03/2025	Payment	1254	LINDSAY MOORE	Check for Vendor V00259	-200.00	-200.00	0.00
04/18/2025	Payment	100138	MR POOL MD LLC	Inv: 8193	-26,337.50	-26,337.50	0.00
04/24/2025	Payment	1259	LONGLEAF COMMUNITY DEVELOPMENT DISTRICT	Check for Vendor V00016	-205,894.53	-205,894.53	0.00

Bank Account Statement

Longleaf CDD

Bank Account No. 8800

Statement No. 25_05

Statement Date

05/31/2025

04/30/2025	Payment	100142	FAST-DRY CORPORATION	Inv: 168901	-520.84	-520.84	0.00
04/30/2025	Payment	100143	INFRAMARK LLC	Inv: 147950	-6.09	-6.09	0.00
04/30/2025	Payment	100144	TRIANGLE POOL SERVICE	Inv: 50100-412	-1,695.43	-1,695.43	0.00
04/30/2025	Payment	1260	EVALYN F ORETO	Check for Vendor V00297	-200.00	-200.00	0.00
04/30/2025	Payment	1261	JOHANNES WIJNMAALEN	Check for Vendor V00301	-200.00	-200.00	0.00
04/30/2025	Payment	1262	LINDSAY MOORE	Check for Vendor V00259	-200.00	-200.00	0.00
04/30/2025	Payment	1263	MICHAEL F. RYAN	Check for Vendor V00299	-200.00	-200.00	0.00
04/30/2025	Payment	1264	VERONICA JOHNSON	Check for Vendor V00260	-200.00	-200.00	0.00
05/02/2025	Payment	1265	FCM Industries Opco LLC	Check for Vendor V00300	-3,744.00	-3,744.00	0.00
05/02/2025	Payment	100145	YELLOWSTONE LANDSCAPE	Inv: 899469	-21,265.00	-21,265.00	0.00
05/02/2025	Payment	100146	NATIONAL SECURITY, LLC	Inv: 95604	-853.48	-853.48	0.00
05/02/2025	Payment	100147	AIR ONE ONE LLC	Inv: 3710	-1,625.00	-1,625.00	0.00
05/02/2025	Payment	100149	PASCO SHERIFF'S OFFICE	Inv: I-20255-11825	-1,432.00	-1,432.00	0.00
05/02/2025	Payment	100150	MHD COMMUNICATION S	Inv: 37694	-150.00	-150.00	0.00
05/06/2025	Payment	1266	US BANK	Check for Vendor V00247	-4,256.13	-4,256.13	0.00
05/07/2025	Payment	100151	YELLOWSTONE LANDSCAPE FRONTIER	Inv: 900542, Inv: 900543	-3,425.00	-3,425.00	0.00
01/10/2025	Payment	300151	COMMUNICATION S ACH	Inv: 121924-1055 ACH	-151.84	-151.84	0.00
02/12/2025	Payment	300153	FRONTIER COMMUNICATION S ACH	Inv: 011925-1055 ACH	-151.91	-151.91	0.00
05/08/2025	Payment	1267	EVALYN F ORETO	Check for Vendor V00297	-200.00	-200.00	0.00
05/08/2025	Payment	1269	MICHAEL F. RYAN	Check for Vendor V00299	-200.00	-200.00	0.00
05/08/2025	Payment	1270	VERONICA JOHNSON	Check for Vendor V00260	-200.00	-200.00	0.00
05/09/2025	Payment	100152	ELECTRO SANITATION SERVICES	Inv: INV-000103, Inv: INV-000104	-558.97	-558.97	0.00
05/09/2025	Payment	100153	GRAU AND ASSOCIATES, PA	Inv: 27488	-6,200.00	-6,200.00	0.00
05/09/2025	Payment	100154	BGE, INC.	Inv: 20823	-6,119.28	-6,119.28	0.00
05/09/2025	Payment	100155	AQUATIC WEEDCONTROL	Inv: 109121	-2,780.00	-2,780.00	0.00
05/09/2025	Payment	100156	TRULY NOLEN BRANCH 059	Inv: 590284189, Inv: 590283323, Inv: 050225-33	-134.00	-134.00	0.00
05/09/2025	Payment	100157	TRINITY PRESSURE WASHING & PROPERTY MAINT.	Inv: INV05022025	-600.00	-600.00	0.00
05/13/2025	Payment	1271	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00007	-150.00	-150.00	0.00
05/14/2025	Payment	100158	PASCO SHERIFF'S OFFICE	Inv: I-20254-11626	-1,856.00	-1,856.00	0.00
05/09/2025	Payment	300154	FRONTIER COMMUNICATION S ACH	Inv: 041925-1055 ACH	-151.95	-151.95	0.00

Bank Account Statement

Longleaf CDD

Bank Account No. 8800

Statement No. 25_05

Statement Date

05/31/2025

05/16/2025	Payment	100159	SITE MASTERS OF FLORIDA, LLC	Inv: 050825-2	-2,100.00	-2,100.00	0.00
05/20/2025	Payment	300157	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320915 ACH	-28.35	-28.35	0.00
05/20/2025	Payment	300158	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320929 ACH	-31.59	-31.59	0.00
05/20/2025	Payment	300159	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320933 ACH	-5.67	-5.67	0.00
05/20/2025	Payment	300160	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320921 ACH	-91.53	-91.53	0.00
05/20/2025	Payment	300161	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320916 ACH	-1.62	-1.62	0.00
05/20/2025	Payment	300162	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22322535 ACH	-1,809.88	-1,809.88	0.00
05/20/2025	Payment	300163	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320942 ACH	-4.86	-4.86	0.00
05/20/2025	Payment	300164	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320935 ACH	-15.39	-15.39	0.00
05/20/2025	Payment	300165	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320922 ACH	-147.42	-147.42	0.00
05/20/2025	Payment	300166	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320944 ACH	-52.65	-52.65	0.00
05/20/2025	Payment	300167	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320943 ACH	-88.29	-88.29	0.00
05/20/2025	Payment	300168	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320926 ACH	-16.20	-16.20	0.00
05/20/2025	Payment	300169	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320924 ACH	-46.98	-46.98	0.00
05/20/2025	Payment	300170	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320923 ACH	-86.67	-86.67	0.00
05/20/2025	Payment	300171	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320919 ACH	-73.71	-73.71	0.00
05/20/2025	Payment	300172	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320917 ACH	-104.49	-104.49	0.00
05/23/2025	Payment	300173	COASTAL WASTE & RECYCLING INC ACH	Inv: SW0000945618	-10,435.95	-10,435.95	0.00
05/23/2025	Payment	300174	FRONTIER COMMUNICATION S ACH	Inv: 050125-18-5 ACH	-125.98	-125.98	0.00
05/27/2025	Payment	300175	DUKE ENERGY ACH	Inv: 050725-9450 ACH	-4,947.07	-4,947.07	0.00

Bank Account Statement

Longleaf CDD

Bank Account No. 8800

Statement No. 25_05

Statement Date

05/31/2025

05/20/2025	Payment	300178	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320938 ACH	-27.54	-27.54	0.00
05/20/2025	Payment	300179	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320940 ACH	-57.51	-57.51	0.00
05/20/2025	Payment	300180	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320937 ACH	-52.65	-52.65	0.00
05/20/2025	Payment	300181	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320939 ACH	-16.20	-16.20	0.00
05/27/2025	Payment	300183	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22320936 ACH	-4.05	-4.05	0.00
05/31/2025		JE001398	Operating Loan Repayment	Operating Loan Repayment Adj JE	-5,052.78	-5,052.78	0.00
05/09/2025	Payment	DD589	DUKE ENERGY ACH	Payment of Invoice 003245	-200.55	-200.55	0.00
05/31/2025		JE001457	Garbage - Recreational Facility	To adj. reversal Garbage - Recreational Facility	-20,871.90	-20,871.90	0.00
05/31/2025		JE001458	Utility - Reclaimed Water	To adj. reversal Utility - Reclaimed Water	-1,032.29	-1,032.29	0.00
05/31/2025		JE001460	Utility - Reclaimed Water	To adj. reversal Utility - Reclaimed Water	-221.08	-221.08	0.00
05/31/2025		JE001461	Utility - Reclaimed Water	adj Utility - Reclaimed Water	-78.31	-78.31	0.00
05/31/2025		JE001462	Garbage - Recreational Facility	Adj Garbage - Recreational Facility	-10,435.95	-10,435.95	0.00
Total Checks					-350,373.89	-350,373.89	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/16/2024	Payment	1042	TRINITY TOWERS SELF STORAGE	Check for Vendor V00269			-104.00
07/03/2024	Payment	1125	TRULY NOLEN BRANCH 059	Check for Vendor V00133			-281.00
07/03/2024	Payment	1138	TRINITY AIR QUALITY HEATING & COOLING	Check for Vendor V00272			-125.00
07/19/2024	Payment	1146	DUKE ENERGY ACH	Payment of Invoice 002622			-214.19
07/19/2024	Payment	1147	DUKE ENERGY ACH	Payment of Invoice 002623			-5,396.40
07/19/2024	Payment	1148	FRONTIER COMMUNICATION S ACH	Payment of Invoice 002627			-142.13
09/05/2024	Payment	1187	PASCO COUNTY UTILITIES SERVICE ACH	Check for Vendor V00053			-1,827.76
02/20/2025	Payment	300067	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 21661716 ACH			-162.00
02/20/2025	Payment	300068	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 110724-1552 ACH			-155.52

Bank Account Statement

Longleaf CDD

Bank Account No. 8800

Statement No. 25_05

Statement Date

05/31/2025

04/03/2025	Payment	1257	TAMPA HOLIDAY LIGHTING	Check for Vendor V00278	-5,144.38
04/18/2025	Payment	100135	TRINITY PRESSURE WASHING & PROPERTY MAINT.	Inv: INV04112025	-800.00
04/30/2025	Payment	300148	DUKE ENERGY ACH	Inv: 041625-4421 ACH	-200.55
05/08/2025	Payment	1268	LINDSAY MOORE	Check for Vendor V00259	-200.00
05/20/2025	Payment	300155	PASCO COUNTY UTILITIES SERVICE	Inv: 22320917	-104.49
05/20/2025	Payment	300156	PASCO COUNTY UTILITIES SERVICE	Inv: 22320916	-1.62
05/27/2025	Payment	100160	TRINITY PRESSURE WASHING & PROPERTY MAINT.	Inv: INV04172025	-1,500.00
05/27/2025	Payment	100161	STRALEY ROBIN VERICKER	Inv: 26531	-899.00
05/27/2025	Payment	100162	INFRAMARK LLC	Inv: 148983	-10,958.34
05/27/2025	Payment	300176	CITY OF CLEARWATER ACH	Inv: 051925-1635 ACH	-296.41
05/05/2025	Payment	DD588	CITY OF CLEARWATER ACH	Payment of Invoice 003244	-75.36
Total Outstanding Checks					-28,588.15

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Longleaf CDD

Bank Account No.	2877		
Statement No.	25_05	Statement Date	05/31/2025
<hr/>			
G/L Account No. 101002 Balance	147.81	Statement Balance	2,012.81
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	2,012.81
Subtotal	147.81	Outstanding Checks	-1,865.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	147.81
Ending G/L Balance	147.81		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
05/31/2025		JE001393	Office Supplies	Card purchase 05_25	-273.52	-273.52	0.00
Total Checks					-273.52	-273.52	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
09/30/2022		JE000036		Outstanding Check #71###			-1,865.00
Total Outstanding Checks							-1,865.00
Outstanding Deposits							
Total Outstanding Deposits							

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
COASTAL WASTE & RECYCLING INC ACH	4/1/2025	0000914481 ACH	\$10,435.95	\$10,435.95	GARBAGE
FRONTIER COMMUNICATIONS ACH	3/19/2025	031925-1055 ACH	\$151.91	\$151.91	PHONE
FRONTIER COMMUNICATIONS ACH	12/19/2024	121924-1055 ACH	\$151.84	\$151.84	PHONE
FRONTIER COMMUNICATIONS ACH	2/19/2025	021925-1055 ACH	\$151.91	\$151.91	PHONE
FRONTIER COMMUNICATIONS ACH	1/19/2025	011925-1055 ACH	\$151.91	\$151.91	PHONE
FRONTIER COMMUNICATIONS ACH	4/19/2025	041925-1055 ACH	\$151.95	\$151.95	PHONE
Monthly Contract Subtotal			\$11,195.47	\$11,195.47	
Regular Services					
AQUATIC WEEDCONTROL	5/1/2025	109121	\$2,780.00	\$2,780.00	MONTHLY SERVICE pond
BGE, INC.	5/6/2025	20823	\$6,119.28	\$6,119.28	ENGINEERING SERV
CITY OF CLEARWATER ACH	5/19/2025	051925-1635 ACH	\$296.41	\$296.41	utility
COASTAL WASTE & RECYCLING INC ACH	5/1/2025	SW0000945618	\$10,435.95	\$10,435.95	GARBAGE
DUKE ENERGY ACH	5/7/2025	050725-9450 ACH	\$4,947.07	\$4,947.07	ELECTRIC - 3/25/25-4/28/25
DUKE ENERGY ACH	5/16/2025	051625-4421 ACH	\$200.55	\$200.55	ELECTRIC -
ELECTRO SANITATION SERVICES	5/1/2025	INV-000103	\$480.00	\$480.00	8 visits
EVALYN F ORETO	5/7/2025	EO-050725	\$200.00	\$200.00	BOARD 5/7/25
FRONTIER COMMUNICATIONS ACH	5/1/2025	050125-18-5 ACH	\$125.98	\$125.98	PHONE
GRAU AND ASSOCIATES, PA	5/1/2025	27488	\$6,200.00	\$6,200.00	audit
INFRAMARK LLC	5/2/2025	148983	\$1,875.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	148983	\$750.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	148983	\$2,166.67		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	148983	\$6,166.67	\$10,958.34	DISTRICT INVOICE
INFRAMARK LLC	5/28/2025	150100	\$978.63	\$978.63	DISTRICT INVOICE
LINDSAY MOORE	5/7/2025	LM-050725	\$200.00	\$200.00	BOARD 5/7/25
MICHAEL F. RYAN	5/7/2025	MR-050725	\$200.00	\$200.00	BOARD 5/7/25
NATIONAL SECURITY,LLC	1/6/2025	95604	\$853.48	\$853.48	SECURITY SERVICE
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320916	\$1.62	\$1.62	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320917	\$104.49	\$104.49	water
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320919 ACH	\$73.71	\$73.71	WATER

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320915 ACH	\$28.35	\$28.35	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320933 ACH	\$5.67	\$5.67	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320921 ACH	\$91.53	\$91.53	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22322535 ACH	\$1,809.88	\$1,809.88	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320942 ACH	\$4.86	\$4.86	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320943 ACH	\$88.29	\$88.29	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320926 ACH	\$16.20	\$16.20	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320924 ACH	\$46.98	\$46.98	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320923 ACH	\$86.67	\$86.67	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320917 ACH	\$104.49	\$104.49	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320929 ACH	\$31.59	\$31.59	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320935 ACH	\$15.39	\$15.39	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320922 ACH	\$147.42	\$147.42	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320944 ACH	\$52.65	\$52.65	WATER
PASCO COUNTY UTILITIES SERVICE ACH	5/7/2025	22320916 ACH	\$1.62	\$1.62	WATER
STRALEY ROBIN VERICKER	5/16/2025	26531	\$899.00	\$899.00	PROFESSIONAL SERVICES
TRIANGLE POOL SERVICE	5/20/2025	5-16-2127 CLEANING	\$1,235.00	\$1,235.00	POOL SERVICE
TRULY NOLEN BRANCH 059	5/2/2025	590284189	\$28.00	\$28.00	PEST CONTROL
TRULY NOLEN BRANCH 059	5/2/2025	590283323	\$78.00	\$78.00	PEST CONTROL
TRULY NOLEN BRANCH 059	5/2/2025	050225-3385	\$28.00	\$28.00	PEST CONTROL
VERONICA JOHNSON	5/7/2025	VJ-050725	\$200.00	\$200.00	BOARD 5/7/25
Regular Services Subtotal			\$50,155.10	\$50,155.10	
Additional Services					
ELECTRO SANITATION SERVICES	5/1/2025	INV-000104	\$78.97	\$78.97	supplies
PASCO SHERIFF'S OFFICE	4/1/2025	I-20254-11626	\$1,856.00	\$1,856.00	PCSP 3/31/25
SITE MASTERS OF FLORIDA, LLC	5/8/2025	050825-2	\$2,100.00	\$2,100.00	grate
TRINITY PRESSURE WASHING & PROPERTY MAINT.	5/2/2025	INV05022025	\$600.00	\$600.00	MISC MAINT
TRINITY PRESSURE WASHING & PROPERTY MAINT.	4/17/2025	INV04172025	\$1,500.00	\$1,500.00	MISC MAINT
YELLOWSTONE LANDSCAPE	4/29/2025	900542	\$1,700.00	\$1,700.00	landscape
YELLOWSTONE LANDSCAPE	4/29/2025	900543	\$1,725.00	\$1,725.00	sod

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
YELLOWSTONE LANDSCAPE	5/20/2025	916762	\$302.64	\$302.64	irrigation r&m
Additional Services Subtotal			\$9,862.61	\$9,862.61	
TOTAL			\$71,213.18	\$71,213.18	

INVOICE

COASTAL WASTE & RECYCLING - SW
1840 NW 33RD ST

POMPANO BEACH, FL 33064
(407) 905-9200

INVOICE NO.	0000914481
PAGE	1
DATE	Apr-01-25
CUSTOMER NO.	16951
SITE NO.	1
REFERENCE	

LONG LEAF CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

AMOUNT DUE	\$20,871.90
AMOUNT PAID	

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
05 - Mar	Payment on Invoice 0000853428 (0001) LONG LEAF CDD STARKEY BLVD & COUNTY RD 54, NEW PORT RICHEY FL Serv #004 96 GALLON MSW 652 - 0YD	*****8800: (7634440)	PRE AUTH CHECK		\$10,435.95
01 - Apr	MONTHLY - WASTE COLLECTION Apr 01/25 - Apr 30/25		\$10,432.000	1.00	\$10,432.00
01 - Apr	ADMIN FEE - MONTHLY Apr 01/25 - Apr 30/25		\$3.950	1.00	\$3.95
				SITE TOTAL	\$10,435.95

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$10,435.95	\$10,435.95	\$0.00	\$0.00

Payments made by credit card or debit card are subject to a 2.55% service fee

TOTAL INVOICE	\$10,435.95
DON'T PAY THIS AMOUNT	\$20,871.90

INVOICE NO.	0000914481
PAGE	1
DATE	Apr-01-25
CUSTOMER NO.	16951
SITE NO.	1
REFERENCE	

**Your Monthly Invoice****Account Summary**

New Charges Due Date	4/14/25
Billing Date	3/19/25
Account Number	727-836-9777-070105-5
PIN	5757
Previous Balance	151.91
Payments Received Thru 3/15/25	-151.91
Thank you for your payment!	
Balance Forward	.00
New Charges	151.91
Total Amount Due	\$151.91



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6790 0007 NO RP 19 03202025 YNNNNNNN 01 999570

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TAMPA FL 33607-6008

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Date of Bill
Account Number

3/19/25
727-836-9777-070105-5

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Date of Bill
Account Number

3/19/25
727-836-9777-070105-5

CURRENT BILLING SUMMARY

Local Service from 03/19/25 to 04/18/25

Qty Description	727/836-9777.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Centrex		9.20
Frontier Roadwork Recovery Surcharge		4.00
Access Recovery Charge Multi Line - Centrex		3.22
Federal USF Recovery Charge		4.51
Total Basic Charges		20.93
Non Basic Charges		
FiberOptic Internet 500 Static IP		130.98
Total Non Basic Charges		130.98
TOTAL	151.91	

CIRCUIT ID DETAIL

88/KQXA/839242/ /VZFL

CUSTOMER TALK

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**Your Monthly Invoice****Account Summary**

New Charges Due Date	1/13/25
Billing Date	12/19/24
Account Number	727-836-9777-070105-5
PIN	5757
Previous Balance	151.84
Payments Received Thru 12/13/24	-151.84
Thank you for your payment!	
Balance Forward	.00
New Charges	151.84
Total Amount Due	\$151.84



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6790 0007 NO RP 19 12202024 NNNNNNNN 01 999577

LONGLEAF CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Date of Bill
Account Number

12/19/24
727-836-9777-070105-5

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Date of Bill
Account Number

12/19/24
727-836-9777-070105-5

CURRENT BILLING SUMMARY

Local Service from 12/19/24 to 01/18/25

Qty Description	727/836-9777.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Centrex		9.20
Frontier Roadwork Recovery Surcharge		4.00
Access Recovery Charge Multi Line - Centrex		3.22
Federal USF Recovery Charge		4.44
Total Basic Charges		20.86
Non Basic Charges		
FiberOptic Internet 500 Static IP		130.98
Total Non Basic Charges		130.98
TOTAL	151.84	

CIRCUIT ID DETAIL

88/KQXA/839242/ /VZFL

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$20.86 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.





**Your Monthly Invoice****Account Summary**

New Charges Due Date	3/15/25
Billing Date	2/19/25
Account Number	727-836-9777-070105-5
PIN	5757
Previous Balance	151.91
Payments Received Thru 2/12/25	-151.91
Thank you for your payment!	
Balance Forward	.00
New Charges	151.91
Total Amount Due	\$151.91



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6790 0007 NO RP 19 02202025 NNNNNNNN 01 999564

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Date of Bill
Account Number

2/19/25
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Date of Bill
Account Number

2/19/25
727-836-9777-070105-5

CURRENT BILLING SUMMARY

Local Service from 02/19/25 to 03/18/25

Qty Description	727/836-9777.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Centrex		9.20
Frontier Roadwork Recovery Surcharge		4.00
Access Recovery Charge Multi Line - Centrex		3.22
Federal USF Recovery Charge		4.51
Total Basic Charges		20.93
Non Basic Charges		
FiberOptic Internet 500 Static IP		130.98
Total Non Basic Charges		130.98
TOTAL	151.91	

CIRCUIT ID DETAIL

88/KQXA/839242/ /VZFL

CUSTOMER TALK

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**Your Monthly Invoice****Account Summary**

New Charges Due Date	2/12/25
Billing Date	1/19/25
Account Number	727-836-9777-070105-5
PIN	5757
Previous Balance	151.84
Payments Received Thru 1/13/25	-151.84
Thank you for your payment!	
Balance Forward	.00
New Charges	151.91
Total Amount Due	\$151.91



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6790 0007 NO RP 19 01212025 NNNNNNNN 01 999576

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Date of Bill
Account Number

1/19/25
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Date of Bill
Account Number

1/19/25
727-836-9777-070105-5

CURRENT BILLING SUMMARY

Local Service from 01/19/25 to 02/18/25

Qty Description	727/836-9777.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Centrex		9.20
Frontier Roadwork Recovery Surcharge		4.00
Access Recovery Charge Multi Line - Centrex		3.22
Federal USF Recovery Charge		4.51
Total Basic Charges		20.93
Non Basic Charges		
FiberOptic Internet 500 Static IP		130.98
Total Non Basic Charges		130.98
TOTAL	151.91	

CIRCUIT ID DETAIL

88/KQXA/839242/ /VZFL

CUSTOMER TALK

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Beginning January 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 35.8% to 36.3% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes





Billing Date:
Apr 19, 2025

Billing Period:
Apr 19 - May 18, 2025

Notice anything different? Your bill has a new look and feel. Simpler. Clearer. Easier to understand.

Total balance	\$151.95
----------------------	-----------------

Auto Pay is scheduled
May 13



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LONGLEAF CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Page 48



LONGLEAF CDD Account Number:
727-836-9777-070105-5
 PIN:
5757

Billing Date:
Apr 19, 2025
 Billing Period:
Apr 19 - May 18, 2025

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You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



LONGLEAF CDD Account Number:
727-836-9777-070105-5

PIN:
5757

Billing Date:
Apr 19, 2025
Billing Period:
Apr 19 - May 18, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

04.19-05.18	FiberOptic Internet 500 Static IP	\$130.98
	Federal Subscriber Line Charge - Centrex	\$9.20
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge Multi Line - Centrex	\$3.22

Bundle Total **\$147.40**



Taxes and Fees

Federal USF Recovery Charge	\$4.55
Federal Taxes	\$4.55

Taxes and Fees Total **\$4.55**

Total current month charges **\$151.95**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$20.97 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning April 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.3% to 36.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.



**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



LONGLEAF CDD Account Number:
727-836-9777-070105-5
PIN:
5757

Billing Date:
Apr 19, 2025
Billing Period:
Apr 19 - May 18, 2025

727-836-9777

88/KQXA/839242/ /VZFL





Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
5/1/2025	109121

Bill To
Longleaf CDD c/o Inframark 2005 Pan Am Cir, Unit 300 Tampa, FL 33067

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/31/2025

Description	Amount
Monthly waterway service for the month this invoice is dated for: (35) ponds, (12) mitigation areas and (8) ponds in neighborhood 5.	2,780.00

Thank you for your business.

Total	\$2,780.00
Payments/Credits	\$0.00
Balance Due	\$2,780.00



INVOICE

Lisa Castoria
Longleaf Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

May 6, 2025
Project No: 00013919-00
Invoice No: 20823

Project 00013919-00 Longleaf CDD Interim District Engineering Services
Site meetings/coordination regarding curb painting issues; Attend monthly meeting; asphalt assessment/site visit; Preparation of draft exhibits; Review of N4 change order request;

Services current through April 25, 2025

Phase 0010 Civil Engineering

Task 0001 General Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Director I	5.75	280.00	1,610.00	
Engineer III	25.50	165.00	4,207.50	
Totals	31.25		5,817.50	
Total Labor				5,817.50
			Total this Task	\$5,817.50

Task 0002 Special Services

Professional Personnel

	Hours	Rate	Amount	
Director I	.75	280.00	210.00	
Totals	.75		210.00	
Total Labor				210.00
			Total this Task	\$210.00
			Total this Phase	\$6,027.50

Phase REXP Reimbursable Expense

Reimbursable Expenses

R-Project Travel & Subsist.			91.78	
Total Reimbursables			91.78	91.78
			Total this Phase	\$91.78
			Total this Invoice	\$6,119.28

BBE/L
inframarkcms@payableslockbox.com

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

Billing Backup

Tuesday, May 6, 2025

BGE, Inc.

Invoice 20823 Dated 5/6/2025

1:26:34 PM

Project	00013919-00	Longleaf CDD Interim District Engineering Services
Phase	0010	Civil Engineering
Task	0001	General Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	4/2/2025	1.25	280.00	350.00	
Chang, Philip	4/7/2025	.50	280.00	140.00	
Chang, Philip	4/8/2025	1.00	280.00	280.00	
Chang, Philip	4/10/2025	.50	280.00	140.00	
Chang, Philip	4/11/2025	.25	280.00	70.00	
Chang, Philip	4/15/2025	2.25	280.00	630.00	
Engineer III					
Moya Cardella, Alejandro	4/7/2025	1.00	165.00	165.00	
Moya Cardella, Alejandro	4/8/2025	8.00	165.00	1,320.00	
Moya Cardella, Alejandro	4/9/2025	9.00	165.00	1,485.00	
Moya Cardella, Alejandro	4/10/2025	6.00	165.00	990.00	
Moya Cardella, Alejandro	4/14/2025	1.50	165.00	247.50	
Totals		31.25		5,817.50	
Total Labor					5,817.50
Total this Task					\$5,817.50

Task	0002	Special Services			
Professional Personnel					
			Hours	Rate	Amount
Director I					
Chang, Philip		4/8/2025	.75	280.00	210.00
	Totals		.75		210.00
	Total Labor				210.00
				Total this Task	\$210.00
				Total this Phase	\$6,027.50

Phase	REXP	Reimbursable Expense		
Reimbursable Expenses				
R-Project Travel & Subsist.				
000000074983	4/8/2025	Moya Cardella, Alejandro / mileage / Asphalt inspection / 54.60 miles @ 0.70	42.04	
000000075322	4/9/2025	Moya Cardella, Alejandro / / site visit for asphalt inspection / 64.60 miles @ 0.70	49.74	
Total Reimbursables			91.78	91.78
			Total this Phase	\$91.78
			Total this Project	\$6,119.28
			Total this Report	\$6,119.28

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

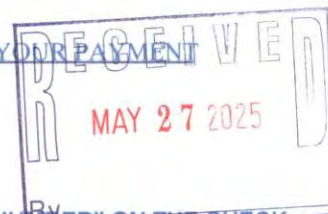
TO INSURE PROMPT CREDIT PLEASE RETURN THIS PORTION OF BILL WITH YOUR PAYMENT

85

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

STATEMENT DATE:
5/19/2025

Mailing Address: PO Box 30020, Tampa, FL 33630-3020
Pay in Person At: 100 S. Myrtle Ave., Clearwater, FL
Telephone: (727) 562-4600 Fax No. (727) 562-4629



PLEASE MAKE CHECK PAYABLE TO "CITY OF CLEARWATER" AND NOTE YOUR "ACCOUNT NUMBER" ON THE CHECK

**YOUR PAYMENT IS SCHEDULED TO BE MADE
BY AUTOPAY ON YOUR DUE DATE**

ACCOUNT NUMBER **4081635**

CCW0520A 811 1 MB 0.622
7000000841 00.0006.0044 811/1



LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

CURRENT BILL DUE 06/09/2025	296.41
TOTAL AMOUNT DUE	296.41

PAYMENT AMOUNT	
----------------	--

7 0004081635 000029641

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Account Name: LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Service Address: 3141 DELAND ST
Account Number: 4081635
Statement Date: 5/19/2025
Meter Read From: 4/15/2025 TO 5/13/2025
Deposit Amount: 50.00

After 5:00 pm on 6/9/2025 any unpaid balance will
be charged a penalty fee.

Spring has Sprung and so has the savings! Clearwater
Gas customers can now save \$250.00 on any gas
spa/pool heater and \$550 on any tankless natural gas
water heater when purchased from Clearwater Gas
System. For complete details call Clearwater Gas
System at 727-562-4980.

The City of Clearwater is hiring apply at
<https://www.myclearwater.com>

BALANCE FORWARD	75.36
-Payments received as of 05/05/2025	-75.36
Gas Non-Fuel Adjustment	0.00
Nat Gas Purchase Gas Adj West Pasco	0.00
Natural Gas State Gross Receipts Tax	0.00

Meter		CurrRead	- PrevRead	X Multiplier	= CCF Cons.	X Conv.Factor	= Bill Cons.
NG	R	16485	16290	1	195.0	1.023	199.5
NG	R	1629	1629	1	0.0	1.023	0.0

Usage	Service	Charge
199.5	Natural Gas Small General Service	284.36
	Customer Charge: 25.00 NonFuel: 141.65	
	Utility Taxable Fuel: 13.77 Non-Utility Taxable Fuel: 103.94	
	State Gross Receipts Tax 12.05	
	Total Taxes and Franchise Fees:	12.05

CURRENT BILL DUE 6/09/2025	296.41
TOTAL AMOUNT DUE	296.41

COASTAL WASTE & RECYCLING INC
1840 NW 33RD STREET
POMPANO BEACH, FL 33064

Clearwater Office: 727-561-0360
Ft. Myers Office: 954-947-4000
Orlando Office: 407-905-9200
Sarasota Office: 941-922-3417



BILL TO: LONG LEAF CDD
2005 PAN AM CIR, STE 300
TAMPA FL 33607-6008

INVOICE NO.	SW0000945618
CUSTOMER NO.	16951
DATE	5/1/25
CUSTOMER PO NO.	
SITE	0001
DUE DATE	5/31/25
INVOICE TOTAL	\$10,435.95

Phone: 954-947-4000 • Web: www.coastalwasteinc.com

DATE	DESCRIPTION	REFERENCE	RATE	QTY	AMOUNT
	(0001) LONG LEAF CDD STARKEY BLVD & COUNTY RD 54 NEW PORT RICHEY, FL				
	SERV #4 96 GALLON MSW - 0.45YD				
5/1/25	MONTHLY - WASTE COLLECTION 5/1/2025 - 5/31/2025		10,432.00	1.00	10,432.00
5/1/25	ADMIN FEE - MONTHLY 5/1/2025 - 5/31/2025		3.95	1.00	3.95
	SITE TOTAL				10,435.95

PAYMENTS MADE BY CREDIT CARD OR DEBIT CARD ARE SUBJECT TO A 2.55% SERVICE FEE

Current	31 - 60 Days	61 - 90 Days	Over 90 Days	Total Balance	INVOICE TOTAL	
10435.95	10435.95	0.00	0.00	20871.90	TOTAL DUE	\$20,871.90

Please return this portion with payment.

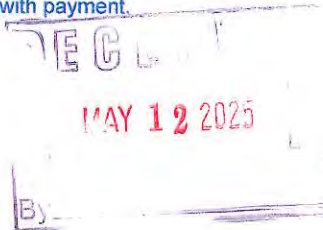


COASTAL WASTE & RECYCLING INC
1840 NW 33RD STREET
POMPANO BEACH FL 33064

607 1 AB 0.593 4/2 000632 0001:0001



LONG LEAF CDD
2005 PAN AM CIR, STE 300
TAMPA FL 33607-6008



Invoices can be paid via Credit Card or ACH.

To view invoices online and manage payments on your account, visit our website, www.coastalwasteinc.com, to sign up for online bill pay. To have invoices emailed to you, please return an email address with this payment.

Billing email: _____

Company Code	SW	Customer No.	16951	Site No.	0001
Invoice No.	SW0000945618	INVOICE TOTAL	\$10,435.95		

Please Remit Payment to Address Below



COASTAL WASTE & RECYCLING INC
PO BOX 632201
CINCINNATI OH 45263-2201

0025756SW0169510001SW000094561800010435952

LONGLEAF COMM DEV DIST

Bill date May 7, 2025
For service Mar 25 - Apr 28
35 days

Collective account number **9300 0000 9450**

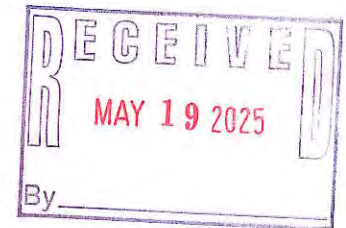
If you have questions, you can reach us at collectivebillingdef@duke-energy.com.

Billing summary

Previous Amount Due	\$5,197.08
<i>Payment Received Apr 28</i>	-5,197.08
Current Electric Charges	1,856.09
Current Lighting Charges	3,030.63
Taxes	60.35
Total Amount Due May 28	\$4,947.07

Billing summary by account

Account Number	Service Address	Totals
910089681448	0 PALLADIO DR NEW PORT RICHEY FL 34655	52.05
910089676524	10508 FENCELINE RD NEW PORT RICHEY FL 34655	30.80
910089671016	10411 MOUNT DORA ST NEW PORT RICHEY FL 34655	70.21
910089660162	3136 DELAND ST NEW PORT RICHEY FL 34655	32.04
910089652899	10141 MIZNER ST NEW PORT RICHEY FL 34655	54.70
910089638130	10728 DOC BRITTLE ST NEW PORT RICHEY FL 34655	30.80



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Late payments are subject to a 1.0% late charge.

Please return this portion with your payment. Thank you for your business.

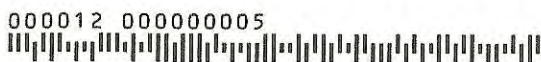


Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Collective account number
9300 0000 9450

\$4,947.07
by May 28

After 90 days from bill date, a late charge will apply.



LONGLEAF COMM DEV DIST
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



duke-energy.com
877.372.8477

Account number **9300 0000 9450**

400070000680

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Account Number	Service Address	Totals
910089637064	3631 LONZALO WAY NEW PORT RICHEY FL 34655	30.80
910089628039	0 PALLADIO DR NEW PORT RICHEY FL 34655	32.18
910089586581	3741 ZACHARY ST NEW PORT RICHEY FL 34655	72.37
910089571427	3135 TOWN AVE NEW PORT RICHEY FL 34655	74.05
910089557221	3733 WIREGRASS RD NEW PORT RICHEY FL 34655	64.21
910089547170	3137 DELAND ST NEW PORT RICHEY FL 34655	30.80
910089533330	3601 WIREGRASS RD NEW PORT RICHEY FL 34655	30.80
910089525091	3626 BUFFETT ST NEW PORT RICHEY FL 34655	66.21
910089523487	3523 TOWN AVE NEW PORT RICHEY FL 34655	41.53
910089501548	3549 LONZALO WAY NEW PORT RICHEY FL 34655	30.80
910089499187	10227 GALLERY ST NEW PORT RICHEY FL 34655	66.39
910089494281	13134 BALCONY ST NEW PORT RICHEY FL 34655	37.67
910089483816	10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	30.80
910089447763	3438 COWART ST NEW PORT RICHEY FL 34655	30.80
910089439317	000 STARKEY BLVD LITE STATE RD 54 NEW PORT RICHEY FL 34655	347.42
910089436356	10122 HEMINGWAY ST NEW PORT RICHEY FL 34655	49.03
910089435587	3141 DELAND ST NEW PORT RICHEY FL 34655	501.76
910089430417	3538 TOWN AVE NEW PORT RICHEY FL 34655	42.19



Account Number	Service Address	Totals
910089419868	10352 NICKLAUS DR NEW PORT RICHEY FL 34655	58.38
910089401446	3215 TOWN AVE NEW PORT RICHEY FL 34655	40.19
910089397182	3218 TOWN AVE NEW PORT RICHEY FL 34655	30.80
910089395825	3232 TOWN AVE NEW PORT RICHEY FL 34655	52.35
910089395049	10431 MARSHA DR NEW PORT RICHEY FL 34655	30.80
910089391623	10338 FENCELINE RD NEW PORT RICHEY FL 34655	30.80
910089386014	10333 NICKLAUS DR NEW PORT RICHEY FL 34655	66.70
910089375714	10420 MOUNT DORA ST NEW PORT RICHEY FL 34655	30.80
910089370842	3522 COWART ST NEW PORT RICHEY FL 34655	30.80
910089360535	10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	30.80
910089078726	000 MARSHA DR NEW PORT RICHEY FL 34655	2,694.24
Total Charges		\$4,947.07



Billing details

Account Information	Billing Details			Amounts
910089681448 LONGLEAF COMM DEV DIST O PALLADIO DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$50.71
	Meter Number: 4483915	Energy Charge	25.00	
	Bill Period: Mar 28 - Apr 28	Fuel Charge	8.09	
	Present Read: 12233	Asset Securitization Charge	0.39	
910089676524 LONGLEAF COMM DEV DIST 10508 FENCELINE RD NEW PORT RICHEY FL 34655	Previous Read: 12027			\$30.00
	Billed Usage: 206			
	Billed kWh 206.000			
910089671016 LONGLEAF COMM DEV DIST 10411 MOUNT DORA ST NEW PORT RICHEY FL 34655		Regulatory Assessment Fee	0.04	\$1.34
		Gross Receipts Tax	1.30	
		Total		
910089660162 LONGLEAF COMM DEV DIST 3136 DELAND ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$68.39
	Meter Number: 911721	Energy Charge	4.61	
	Bill Period: Mar 28 - Apr 28	Fuel Charge	1.49	
	Present Read: 2303	Asset Securitization Charge	0.07	
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	Previous Read: 2265	Minimum Bill Adjustment	6.60	\$0.80
	Billed Usage: 38			
	Billed kWh 38.000			
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655		Regulatory Assessment Fee	0.03	\$1.82
		Gross Receipts Tax	0.77	
		Total		
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$31.21
	Meter Number: 8030482	Energy Charge	38.21	
	Bill Period: Mar 29 - Apr 28	Fuel Charge	12.36	
	Present Read: 16260	Asset Securitization Charge	0.59	
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	Previous Read: 15945			\$0.83
	Billed Usage: 315			
	Billed kWh 315.000			
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655		Regulatory Assessment Fee	0.06	\$70.21
		Gross Receipts Tax	1.76	
		Total		
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$53.28
	Meter Number: 1285879	Energy Charge	10.44	
	Bill Period: Mar 28 - Apr 28	Fuel Charge	3.38	
	Present Read: 7280	Asset Securitization Charge	0.16	
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	Previous Read: 7194			\$0.83
	Billed Usage: 86			
	Billed kWh 86.000			
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655		Regulatory Assessment Fee	0.03	\$32.04
		Gross Receipts Tax	0.80	
		Total		
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$53.28
	Meter Number: 8037613	Energy Charge	26.92	
	Bill Period: Mar 28 - Apr 28	Fuel Charge	8.71	

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Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	14455	Asset Securitization Charge	0.42
	Previous Read:	14233		
	Billed Usage:	222		
	Billed kWh	222.000		
			Regulatory Assessment Fee	0.05
			Gross Receipts Tax	1.37
			Total	\$54.70
910089638130 LONGLEAF COMM DEV DIST 10728 DOC BRITTLE ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4486720	Energy Charge	1.44
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	0.47
	Present Read:	716	Asset Securitization Charge	0.02
	Previous Read:	704	Minimum Bill Adjustment	10.84
	Billed Usage:	12		
	Billed kWh	12.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089637064 LONGLEAF COMM DEV DIST 3631 LONZALO WAY NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	915335	Energy Charge	0.25
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	0.08
	Present Read:	134	Minimum Bill Adjustment	12.44
	Previous Read:	132		
	Billed Usage:	2		
	Billed kWh	2.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089628039 LONGLEAF COMM DEV DIST 0 PALLADIO DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4490138	Energy Charge	10.55
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	3.41
	Present Read:	3698	Asset Securitization Charge	0.16
	Previous Read:	3611		
	Billed Usage:	87		
	Billed kWh	87.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.80
			Total	\$32.18
910089586581 LONGLEAF COMM DEV DIST 3741 ZACHARY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	8036859	Energy Charge	39.79
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	12.87
	Present Read:	21447	Asset Securitization Charge	0.61
	Previous Read:	21119		
	Billed Usage:	328		
	Billed kWh	328.000		

fb.def.duke.bills.20250508212715.55.afp-28-000000005



Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.06	\$1.87
	Gross Receipts Tax	1.81	
	Total		\$72.37
910089571427 LONGLEAF COMM DEV DIST 3135 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4490716	Energy Charge	41.01
	Bill Period: Mar 28 - Apr 28	Fuel Charge	13.27
	Present Read: 15438	Asset Securitization Charge	0.63
	Previous Read: 15100		
	Billed Usage: 338		
	Billed kWh 338.000		
	Regulatory Assessment Fee	0.06	
	Gross Receipts Tax	1.85	\$1.91
	Total		\$74.05
910089557221 LONGLEAF COMM DEV DIST 3733 WIREGRASS RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4492422	Energy Charge	33.85
	Bill Period: Mar 28 - Apr 28	Fuel Charge	10.95
	Present Read: 14191	Asset Securitization Charge	0.52
	Previous Read: 13912		
	Billed Usage: 279		
	Billed kWh 279.000		
	Regulatory Assessment Fee	0.05	
	Gross Receipts Tax	1.61	\$1.66
	Total		\$64.21
910089547170 LONGLEAF COMM DEV DIST 3137 DELAND ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 4493800	Energy Charge	4.37
	Bill Period: Mar 28 - Apr 28	Fuel Charge	1.41
	Present Read: 1478	Asset Securitization Charge	0.07
	Previous Read: 1442	Minimum Bill Adjustment	6.92
	Billed Usage: 36		
	Billed kWh 36.000		
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	\$0.80
	Total		\$30.80
910089533330 LONGLEAF COMM DEV DIST 3601 WIREGRASS RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23
	Meter Number: 915941	Energy Charge	1.70
	Bill Period: Mar 28 - Apr 28	Fuel Charge	0.55
	Present Read: 87	Asset Securitization Charge	0.03
	Previous Read: 73	Minimum Bill Adjustment	10.49
	Billed Usage: 14		
	Billed kWh 14.000		
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	\$0.80
	Total		\$30.80

fb.def.duke.bills.2025050212715.55.afp-29-000000005



duke-energy.com
877.372.8477

Account number 9300 0000 9450

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	6488	Asset Securitization Charge	0.22
	Previous Read:	6368		
	Billed Usage:	120		
	Billed kWh	120.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.94
			Total	\$37.67
910089483816 LONGLEAF COMM DEV DIST 10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4513181	Energy Charge	2.55
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	0.82
	Present Read:	2946	Asset Securitization Charge	0.04
	Previous Read:	2925	Minimum Bill Adjustment	9.36
	Billed Usage:	21		
	Billed kWh	21.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089447763 LONGLEAF COMM DEV DIST 3438 COWART ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4484385	Energy Charge	3.03
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	0.98
	Present Read:	1125	Asset Securitization Charge	0.05
	Previous Read:	1100	Minimum Bill Adjustment	8.71
	Billed Usage:	25		
	Billed kWh	25.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089439317 LONGLEAF COMM DEV DIST 000 STARKEY BLVD LITE STATE RD 54 NEW PORT RICHEY FL 34655	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.85
	Bill Period:	Mar 25 - Apr 23	Energy Charge	65.02
			Fuel Charge	36.80
	50 MICRO II 3K UG	34	Asset Securitization Charge	0.49
	50W LED RW GRY	17	SV RW 16000	66.22
	MICRO III 3K OH		50W LED RW GRY MICRO	3.77
	SV RW 16000	910	III 3K OH	
			50 MICRO II 3K UG	9.74
			SV RW 16000	40.88
			50W LED RW GRY MICRO	2.04
			III 3K OH	
			50 MICRO II 3K UG	4.08
			CONCRETE, 30/35	113.56
			Regulatory Assessment Fee	0.30
			Gross Receipts Tax	2.67
			Total	\$347.42
910089436356	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
				\$47.76

fb.def.duke.bills.20250508212715.55.afp-31-0000000005

Billing details - continued

Account Information	Billing Details			Amounts
LONGLEAF COMM DEV DIST 10122 HEMINGWAY ST NEW PORT RICHEY FL 34655	Meter Number:	3618230	Energy Charge	22.80
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	7.38
	Present Read:	13262	Asset Securitization Charge	0.35
	Previous Read:	13074		
	Billed Usage:	188		
	Billed kWh	188.000		
			Regulatory Assessment Fee	0.04
			Gross Receipts Tax	1.23
			Total	\$49.03
910089435587 LONGLEAF COMM DEV DIST 3141 DELAND ST NEW PORT RICHEY FL 34655	General Service Demand Sec (GSD-1)		Customer Charge	17.75
	Meter Number:	1046629	Energy Charge	166.02
	Bill Period:	Mar 25 - Apr 23	Fuel Charge	121.75
	Billed kWh	3,102.020	Demand Charge	178.24
	Billed Demand kW	15.352	Asset Securitization Charge	5.03
	Load Factor	28.06		
			Regulatory Assessment Fee	0.43
			Gross Receipts Tax	12.54
			Total	\$501.76
910089430417 LONGLEAF COMM DEV DIST 3538 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4483213	Energy Charge	17.83
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	5.77
	Present Read:	9654	Asset Securitization Charge	0.27
	Previous Read:	9507		
	Billed Usage:	147		
	Billed kWh	147.000		
			Regulatory Assessment Fee	0.04
			Gross Receipts Tax	1.05
			Total	\$42.19
910089419868 LONGLEAF COMM DEV DIST 10352 NICKLAUS DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4492445	Energy Charge	29.60
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	9.58
	Present Read:	12485	Asset Securitization Charge	0.46
	Previous Read:	12241		
	Billed Usage:	244		
	Billed kWh	244.000		
			Regulatory Assessment Fee	0.05
			Gross Receipts Tax	1.46
			Total	\$58.38
910089401446 LONGLEAF COMM DEV DIST 3215 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.23
	Meter Number:	4488803	Energy Charge	16.38
	Bill Period:	Mar 28 - Apr 28	Fuel Charge	5.30
	Present Read:	6669	Asset Securitization Charge	0.25
	Previous Read:	6534		
	Billed Usage:	135		
	Billed kWh	135.000		

fb.def.duke.bills.20250506212715.55.afp-32-000000005



Billing details - continued

Account Information	Billing Details		Amounts
		Regulatory Assessment Fee 0.03	\$1.03
		Gross Receipts Tax 1.00	
		Total	\$40.19
910089397182 LONGLEAF COMM DEV DIST 3218 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$30.00
	Meter Number: 4489974	Energy Charge 9.09	
	Bill Period: Mar 28 - Apr 28	Fuel Charge 2.94	
	Present Read: 4004	Asset Securitization Charge 0.14	
	Previous Read: 3929	Minimum Bill Adjustment 0.60	
	Billed Usage: 75		
	Billed kWh 75.000		
		Regulatory Assessment Fee 0.03	\$0.80
		Gross Receipts Tax 0.77	
		Total	\$30.80
910089395825 LONGLEAF COMM DEV DIST 3232 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$51.00
	Meter Number: 4483882	Energy Charge 25.22	
	Bill Period: Mar 28 - Apr 28	Fuel Charge 8.16	
	Present Read: 10800	Asset Securitization Charge 0.39	
	Previous Read: 10592		
	Billed Usage: 208		
	Billed kWh 208.000		
		Regulatory Assessment Fee 0.04	\$1.35
		Gross Receipts Tax 1.31	
		Total	\$52.35
910089395049 LONGLEAF COMM DEV DIST 10431 MARSHA DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$30.00
	Meter Number: 8036825	Energy Charge 0.60	
	Bill Period: Mar 28 - Apr 28	Fuel Charge 0.20	
	Present Read: 204	Asset Securitization Charge 0.01	
	Previous Read: 199	Minimum Bill Adjustment 11.96	
	Billed Usage: 5		
	Billed kWh 5.000		
		Regulatory Assessment Fee 0.03	\$0.80
		Gross Receipts Tax 0.77	
		Total	\$30.80
910089391623 LONGLEAF COMM DEV DIST 10338 FENCELINE RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.23	\$30.00
	Meter Number: 4492447	Energy Charge 0.36	
	Bill Period: Mar 28 - Apr 28	Fuel Charge 0.12	
	Present Read: 166	Asset Securitization Charge 0.01	
	Previous Read: 163	Minimum Bill Adjustment 12.28	
	Billed Usage: 3		
	Billed kWh 3.000		
		Regulatory Assessment Fee 0.03	\$0.80
		Gross Receipts Tax 0.77	
		Total	\$30.80



Billing details - continued

Account Information	Billing Details			Amounts
910089386014 LONGLEAF COMM DEV DIST 10333 NICKLAUS DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.23	\$64.97
	Meter Number: 7886206	Energy Charge	35.65	
	Bill Period: Mar 28 - Apr 28	Fuel Charge	11.54	
	Present Read: 20880	Asset Securitization Charge	0.55	
910089375714 LONGLEAF COMM DEV DIST 10420 MOUNT DORA ST NEW PORT RICHEY FL 34655	Previous Read: 20586			\$30.00
	Billed Usage: 294			
	Billed kWh 294.000			
910089370842 LONGLEAF COMM DEV DIST 3522 COWART ST NEW PORT RICHEY FL 34655		Regulatory Assessment Fee	0.06	\$1.73
		Gross Receipts Tax	1.67	
		Total		
910089360535 LONGLEAF COMM DEV DIST 10147 STATE ROAD 54 NEW PORT RICHEY FL 34655				\$30.00
910089078726 LONGLEAF COMM DEV DIST 000 MARSHA DR NEW PORT RICHEY FL 34655				\$2,686.18



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877.372.8477

Account number **9300 0000 9450**

Billing details - continued

Account Information	Billing Details	Amounts
	Asset Securitization Charge 1.06	
	71W LED SANIBEL 1,362.03	
	71W LED SANIBEL 169.32	
	16 DECO CONC # SINGLE 932.09	
	SANIBEL	
	Regulatory Assessment Fee 2.34	\$8.06
	Gross Receipts Tax 5.72	
	Total	\$2,694.24
	Total Amount Due	\$4,947.07

fb.def.duke.bills.20250506212715.55.a/p-35-0000000005



Service address
LONGLEAF COMM DEV DIST
000 STARKEY BLVD
LITE WDLND LNG LF SL

Bill date May 16, 2025
For service Apr 16 - May 15
30 days

Account number 9101 2706 4421

Billing summary

Previous Amount Due	\$200.55
Payment Received May 07	-200.55
Current Lighting Charges	199.92
Taxes	0.63
Total Amount Due Jun 06	\$200.55

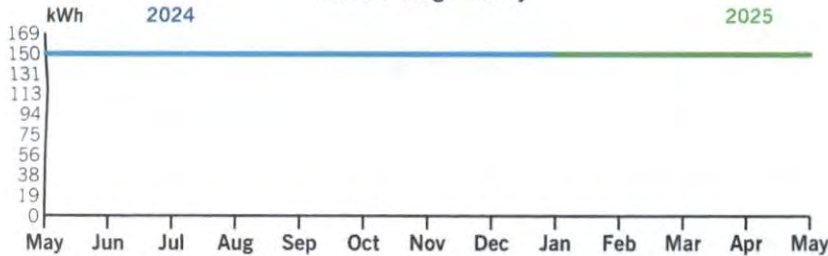


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot

Electric usage history

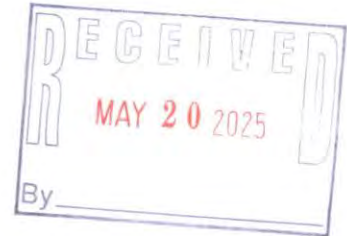


Average temperature in degrees

81° 83° 84° 84° 83° 76° 72° 64° 57° 67° 68° 75° 79°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	150	150	1,800	150
Avg. Daily (kWh)	5	5	5	

12-month usage based on most recent history



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 2706 4421

Amount of automatic draft

\$200.55
by Jun 6

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed

030535 000001441



LONGLEAF COMM DEV DIST
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891012706442100066000000000000000002005500000200556

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Apr 16 - May 15		
Description	Quantity	Usage
70W LED SANIBEL	6	150 kWh
Total	6	150 kWh

Billing details - Lighting

Billing Period - Apr 16 25 to May 15 25	
Customer Charge	\$1.85
Energy Charge	
150.000 kWh @ 6.765c	10.15
Fuel Charge	
150.000 kWh @ 3.829c	5.74
Asset Securitization Charge	
150.000 kWh @ 0.051c	0.08
Fixture Charge	
70W LED SANIBEL	99.18
Maintenance Charge	
70W LED SANIBEL	12.24
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
6 Pole(s) @ \$11.780	70.68
Total Current Charges	\$199.92

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	0.46
Total Taxes	\$0.63

fb.def.duke.bills.20250515210434.80.afp-61071-000001441



INVOICE

INV-000103

Balance Due
\$480.00

Electro Sanitation Services

1750 Paladino Court
Odessa Florida 33556
U.S.A
electrosanitationservices@gmail.com

Invoice Date : 01 May 2025

Terms : Due on Receipt

Due Date : 01 May 2025

Longleaf CDD C/O Lisa Castoria

#	Description	Qty	Rate	Amount
1	8 visits @ \$60 each	1.00	480.00	480.00
Sub Total				480.00
Total				\$480.00
Balance Due				\$480.00

We appreciate your business!

LONGLEAF CDD regular meeting
 MEETING DATE May 7, 2025
 DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Veronica Johnson	✓	Salary Accepted	\$200.00
Evalyn “Fran” Oreto	✓	Salary Accepted	\$200.00
Michael Ryan	✓	Salary Accepted	\$200.00
Jay Wijnmaalen		Salary Accepted	\$200.00
Lindsay Moore	✓	Salary Accepted	\$200.00

**Your Monthly Invoice****Account Summary**

New Charges Due Date	2/25/25
Billing Date	2/01/25
Account Number	727-375-5530-060418-5
PIN	9839
Previous Balance	125.98
Payments Received Thru 1/27/25	-125.98
Thank you for your payment!	
Balance Forward	.00
New Charges	125.98
Total Amount Due	\$125.98



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signupforautopay](https://frontier.com/signupforautopay)



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0007 NO RP 01 02032025 NNNNNNNN 01 000464 0002

LONGLEAF CDD COURTS
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008





Date of Bill
Account Number

2/01/25
727-375-5530-060418-5

CURRENT BILLING SUMMARY

Local Service from 02/01/25 to 02/28/25

Qty Description 727/375-5530.0

Non Basic Charges

FiberOptic Internet 25/25 Static

Total Non Basic Charges

Charge

125.98

125.98

TOTAL 125.98

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Longleaf Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 27488
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>6,200.00</u>
Current Amount Due	\$ <u><u>6,200.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,200.00	0.00	0.00	0.00	0.00	6,200.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

148983

DATE

5/2/2025

CUSTOMER ID

C2284

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

Longleaf CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,875.00		1,875.00
Administration	1	Ea	750.00		750.00
District Management	1	Ea	2,166.67		2,166.67
On-site Services	1	Ea	6,166.67		6,166.67
Subtotal					10,958.34

Subtotal \$10,958.34

Tax \$0.00

Total Due \$10,958.34

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150100

DATE

5/28/2025

BILL TO

Longleaf CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2284

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson 03-24-25 DNH*GODADDY#366037170 : emails renewal \$958.80	1	Ea	958.80		958.80
B/W Copies	31	Ea	0.15		4.65
Postage	1	Ea	15.18		15.18
Subtotal					978.63

Subtotal

\$978.63

Tax

\$0.00

Total Due

\$978.63

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

LONGLEAF CDD regular meeting
MEETING DATE May 7, 2025
DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Veronica Johnson	✓	Salary Accepted	\$200.00
Evalyn “Fran” Oreto	✓	Salary Accepted	\$200.00
Michael Ryan	✓	Salary Accepted	\$200.00
Jay Wijnmaalen		Salary Accepted	\$200.00
Lindsay Moore	✓	Salary Accepted	\$200.00

LONGLEAF CDD regular meeting
 MEETING DATE May 7, 2025
 DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Veronica Johnson	✓	Salary Accepted	\$200.00
Evalyn “Fran” Oreto	✓	Salary Accepted	\$200.00
Michael Ryan	✓	Salary Accepted	\$200.00
Jay Wijnmaalen		Salary Accepted	\$200.00
Lindsay Moore	✓	Salary Accepted	\$200.00

INVOICE

NATION SECURITY SERVICES
12750 NW 17 St. Suite 207
Miami, FL 33182

accounting@nationsecurity.com
+1 (305) 902-2020
nationsecurity.com



Bill to

Longleaf CDD
3141 Deland Street
Port Richey, FL 34655

Invoice details

Service Period: 12/30/24 to 01/05/25

Invoice no.: 95604
Terms: Net 30
Invoice date: 01/06/2025
Due date: 02/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Roving Security Officer	Security Guard Services	24	\$27.95	\$670.80
2.	Cell Phone	Smartphone	1	\$15.00	\$15.00
3.	Holiday	Security Guard Services	4	\$41.92	\$167.68
4.	Late fee	5% - Applied on Mar 8, 2025			\$42.67

Ways to pay



Total **\$896.15**

Overdue 02/05/2025

Note to customer

To submit a payment via check, kindly send it to this address:
12750 NW 17th Street. Suite 207 Miami, FL 33182.

[View and pay](#)



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
04-41430

LONGLEAF CDD

Service Address: **3200 DELAND STREET**

Bill Number: 22320916

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010395	01153707
Please use the 15-digit number below when making a payment through your bank	
001039501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069904	3/25/2025	1929	4/24/2025	1931	30	2

Usage History		
Water		
April 2025	2	
March 2025	1	
February 2025	17	
January 2025	23	
December 2024	18	
November 2024	13	
October 2024	8	
September 2024	18	
August 2024	13	
July 2024	20	
June 2024	16	
May 2024	11	

Transactions		
Previous Bill		0.81
Payment 04/25/25		-0.81 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$0.81	1.62
Total Current Transactions		1.62
TOTAL BALANCE DUE		\$1.62

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

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Account # 0010395
Customer # 01153707
Balance Forward 0.00
Current Transactions 1.62

Total Balance Due \$1.62
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
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LONGLEAF CDD

Service Address: **0 CRNR STARKEY & TOWN**

Bill Number: 22320917

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010410	01153707
Please use the 15-digit number below when making a payment through your bank	
001041001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762396	3/25/2025	10393	4/24/2025	10522	30	129

Usage History		
Water		
April 2025	129	
March 2025	75	
February 2025	0	
January 2025	0	
December 2024	0	
November 2024	0	
October 2024	1	
September 2024	0	
August 2024	0	
July 2024	0	
June 2024	41	
May 2024	123	

Transactions		
Previous Bill		60.75
Payment 04/25/25		-60.75 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	129 Thousand Gals X \$0.81	104.49
Total Current Transactions		104.49
TOTAL BALANCE DUE		\$104.49

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Account # 0010410
Customer # 01153707
Balance Forward 0.00
Current Transactions 104.49

Total Balance Due \$104.49
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
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LONGLEAF CDD

Service Address: **0 ON ISLAND-ELLINGT**

Bill Number: 22320919

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010425	01153707
Please use the 15-digit number below when making a payment through your bank	
001042501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075227	3/25/2025	3607	4/24/2025	3698	30	91

Usage History		
Water		
April 2025	91	
March 2025	61	
February 2025	49	
January 2025	53	
December 2024	80	
November 2024	46	
October 2024	29	
September 2024	67	
August 2024	52	
July 2024	59	
June 2024	41	
May 2024	30	

Transactions		
Previous Bill		49.41
Payment 04/25/25		-49.41 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	91 Thousand Gals X \$0.81	73.71
Total Current Transactions		73.71
TOTAL BALANCE DUE		\$73.71

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Account # 0010425
Customer # 01153707
Balance Forward 0.00
Current Transactions 73.71

Total Balance Due	\$73.71
Due Date	5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF CDD

Service Address: **3035 ALACHUA PLACE**

Bill Number: 22320915

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010390	01153707
Please use the 15-digit number below when making a payment through your bank	
001039001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	10257122	3/25/2025	48820	4/24/2025	48855	30	35

Usage History		
Water		
April 2025	35	
March 2025	57	
February 2025	87	
January 2025	97	
December 2024	95	
November 2024	79	
October 2024	88	
September 2024	242	
August 2024	211	
July 2024	633	
June 2024	227	
May 2024	225	

Transactions		
Previous Bill		46.17
Payment 04/25/25		-46.17 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	35 Thousand Gals X \$0.81	28.35
Total Current Transactions		28.35
TOTAL BALANCE DUE		\$28.35

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Account # 0010390
Customer # 01153707
Balance Forward 0.00
Current Transactions 28.35

Total Balance Due \$28.35
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

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LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 LONZALO & ALBRITTON**

Bill Number: 22320933

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010915	01058578
Please use the 15-digit number below when making a payment through your bank	
001091501058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069896	3/25/2025	745	4/24/2025	752	30	7

Usage History

Water

April 2025	7
March 2025	9
February 2025	8
January 2025	9
December 2024	8
November 2024	8
October 2024	4
September 2024	10
August 2024	10
July 2024	9
June 2024	8
May 2024	8

Transactions

Previous Bill	7.29
Payment 04/25/25	-7.29 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$0.81
	5.67
Total Current Transactions	5.67
TOTAL BALANCE DUE	\$5.67

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Account # 0010915
Customer # 01058578

Balance Forward 0.00
Current Transactions 5.67

Total Balance Due \$5.67
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

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LONGLEAF CDD CO

Service Address: **0 PALLADIO AND FERREL**

Bill Number: 22320921

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010525	01043980
Please use the 15-digit number below when making a payment through your bank	
001052501043980	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11770236	3/25/2025	5439	4/24/2025	5552	30	113

Usage History

Water

April 2025	113
March 2025	118
February 2025	91
January 2025	206
December 2024	200
November 2024	165
October 2024	192
September 2024	238
August 2024	212
July 2024	249
June 2024	205
May 2024	191

Transactions

Previous Bill	95.58
Payment 04/25/25	-95.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	113 Thousand Gals X \$0.81 91.53
Total Current Transactions	91.53
TOTAL BALANCE DUE	\$91.53

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Account # 0010525
Customer # 01043980
Balance Forward 0.00
Current Transactions 91.53

Total Balance Due \$91.53
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF CDD

Service Address: **3141 DELAND STREET**

Bill Number: 22322535

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0199135	01153708
Please use the 15-digit number below when making a payment through your bank	
019913501153708	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220671323	3/25/2025	1271	4/24/2025	1387	30	116

Usage History

	Water
April 2025	116
March 2025	63
February 2025	75
January 2025	80
December 2024	81
November 2024	52
October 2024	27
September 2024	22
August 2024	25
July 2024	22
June 2024	28
May 2024	35

Transactions

Previous Bill	964.00
Payment 04/25/25	-964.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Water Tier 1 5.0 Thousand Gals X \$2.10	10.50
Water Tier 2 5.0 Thousand Gals X \$3.34	16.70
Water Tier 3 5.0 Thousand Gals X \$6.69	33.45
Water Tier 4 101.0 Thousand Gals X \$9.02	911.02
Sewer	
Sewer Base Charge	22.57
Sewer Charges 116.0 Thousand Gals X \$6.94	805.04
Total Current Transactions	1,809.88
TOTAL BALANCE DUE	\$1,809.88

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Account # 0199135
Customer # 01153708
Balance Forward 0.00
Current Transactions 1,809.88

Total Balance Due \$1,809.88
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 COONTIE CT**

Bill Number: 22320942

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010955	01058577
Please use the 15-digit number below when making a payment through your bank	
001095501058577	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020281	3/25/2025	1051	4/24/2025	1057	30	6

Usage History

Water

April 2025	6
March 2025	4
February 2025	5
January 2025	6
December 2024	5
November 2024	5
October 2024	4
September 2024	8
August 2024	6
July 2024	4
June 2024	1
May 2024	1

Transactions

Previous Bill	3.24
Payment 04/25/25	-3.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed 6 Thousand Gals X \$0.81	4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86

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Account # 0010955
Customer # 01058577

Balance Forward 0.00
Current Transactions 4.86

Total Balance Due \$4.86
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF COMMUNITY DEV DISTRICT
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LONGLEAF CDD

Service Address: **0 FENCELINE & DURRANCE**

Bill Number: 22320943

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010980	01153707
Please use the 15-digit number below when making a payment through your bank	
001098001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101963	3/25/2025	6224	4/24/2025	6333	30	109

Usage History		
Water		
April 2025	109	
March 2025	127	
February 2025	120	
January 2025	130	
December 2024	125	
November 2024	109	
October 2024	71	
September 2024	96	
August 2024	132	
July 2024	138	
June 2024	128	
May 2024	81	

Transactions		
Previous Bill		102.87
Payment 04/25/25		-102.87 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	109 Thousand Gals X \$0.81	88.29
Total Current Transactions		88.29
TOTAL BALANCE DUE		\$88.29

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Account # 0010980
Customer # 01153707
Balance Forward 0.00
Current Transactions 88.29

Total Balance Due \$88.29
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF CDD
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LONGLEAF CDD

Service Address: **0 BUFFETT AND NICKLAUS**

Bill Number: 22320926

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010545	01153707
Please use the 15-digit number below when making a payment through your bank	
001054501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101958	3/25/2025	1485	4/24/2025	1505	30	20

Usage History		
Water		
April 2025	20	
March 2025	22	
February 2025	18	
January 2025	21	
December 2024	18	
November 2024	13	
October 2024	9	
September 2024	20	
August 2024	19	
July 2024	19	
June 2024	20	
May 2024	17	

Transactions		
Previous Bill		17.82
Payment 04/25/25		-17.82 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	20 Thousand Gals X \$0.81	16.20
Total Current Transactions		16.20
TOTAL BALANCE DUE		\$16.20

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Account # 0010545
Customer # 01153707
Balance Forward 0.00
Current Transactions 16.20

Total Balance Due \$16.20
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF CDD

Service Address: **3326 TOWN AVENUE**

Bill Number: 22320924

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010540	01153707
Please use the 15-digit number below when making a payment through your bank	
001054001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11550906	3/25/2025	19967	4/24/2025	20025	30	58

Usage History		
Water		
April 2025	58	
March 2025	19	
February 2025	73	
January 2025	68	
December 2024	110	
November 2024	137	
October 2024	105	
September 2024	124	
August 2024	139	
July 2024	75	
June 2024	80	
May 2024	45	

Transactions		
Previous Bill		15.39
Payment 04/25/25		-15.39 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	58 Thousand Gals X \$0.81	46.98
Total Current Transactions		46.98
TOTAL BALANCE DUE		\$46.98

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Account # 0010540
Customer # 01153707
Balance Forward 0.00
Current Transactions 46.98

Total Balance Due \$46.98
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
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LONGLEAF CDD
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CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
04-41430

LONGLEAF CDD

Service Address: **0 ZACKERY AND BALCONY**

Bill Number: 22320923

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010535	01153707
Please use the 15-digit number below when making a payment through your bank	
001053501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11349383	3/25/2025	18541	4/24/2025	18648	30	107

Usage History		
Water		
April 2025	107	
March 2025	104	
February 2025	117	
January 2025	130	
December 2024	102	
November 2024	108	
October 2024	54	
September 2024	98	
August 2024	96	
July 2024	101	
June 2024	93	
May 2024	32	

Transactions		
Previous Bill		84.24
Payment 04/25/25		-84.24 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	107 Thousand Gals X \$0.81	86.67
Total Current Transactions		86.67
TOTAL BALANCE DUE		\$86.67

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0010535
Customer # 01153707
Balance Forward 0.00
Current Transactions 86.67

Total Balance Due	\$86.67
Due Date	5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
04-41430

LONGLEAF CDD

Service Address: **0 CRNR STARKEY & TOWN**

Bill Number: 22320917

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010410	01153707
Please use the 15-digit number below when making a payment through your bank	
001041001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762396	3/25/2025	10393	4/24/2025	10522	30	129

Usage History		
Water		
April 2025	129	
March 2025	75	
February 2025	0	
January 2025	0	
December 2024	0	
November 2024	0	
October 2024	1	
September 2024	0	
August 2024	0	
July 2024	0	
June 2024	41	
May 2024	123	

Transactions		
Previous Bill		60.75
Payment 04/25/25		-60.75 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	129 Thousand Gals X \$0.81	104.49
Total Current Transactions		104.49
TOTAL BALANCE DUE		\$104.49

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Account # 0010410
Customer # 01153707
Balance Forward 0.00
Current Transactions 104.49

Total Balance Due \$104.49
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

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DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
04-41430

LONGLEAF CDD

Service Address: **0 DOC BRITTLE STREET**

Bill Number: 22320929

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010865	01153707
Please use the 15-digit number below when making a payment through your bank	
001086501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069888	3/25/2025	2450	4/24/2025	2489	30	39

Usage History		
Water		
April 2025	39	
March 2025	36	
February 2025	27	
January 2025	25	
December 2024	38	
November 2024	34	
October 2024	41	
September 2024	31	
August 2024	36	
July 2024	38	
June 2024	36	
May 2024	32	

Transactions		
Previous Bill		29.16
Payment 04/25/25		-29.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	39 Thousand Gals X \$0.81	31.59
Total Current Transactions		31.59
TOTAL BALANCE DUE		\$31.59

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Account # 0010865
Customer # 01153707
Balance Forward 0.00
Current Transactions 31.59

Total Balance Due \$31.59
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

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04-41430

LONGLEAF CDD

Service Address: **0 GALLERY AND TOWN AVENUE**

Bill Number: 22320922

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010530	01153709
Please use the 15-digit number below when making a payment through your bank	
001053001153709	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	10257121	3/25/2025	28629	4/24/2025	28811	30	182

Usage History		
Water		
April 2025	182	
March 2025	158	
February 2025	91	
January 2025	108	
December 2024	102	
November 2024	73	
October 2024	12	
September 2024	140	
August 2024	129	
July 2024	147	
June 2024	44	
May 2024	1	

Transactions		
Previous Bill		127.98
Payment 04/25/25		-127.98 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	182 Thousand Gals X \$0.81	147.42
Total Current Transactions		147.42
TOTAL BALANCE DUE		\$147.42

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Account # 0010530
Customer # 01153709
Balance Forward 0.00
Current Transactions 147.42

Total Balance Due \$147.42
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
04-41430

LONGLEAF CDD

Service Address: **0 LONZALO WAY & MARSHA DR**

Bill Number: 22320944

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010985	01153707
Please use the 15-digit number below when making a payment through your bank	
001098501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069899	3/25/2025	4398	4/24/2025	4463	30	65

Usage History		
Water		
April 2025	65	
March 2025	75	
February 2025	70	
January 2025	74	
December 2024	71	
November 2024	63	
October 2024	41	
September 2024	56	
August 2024	77	
July 2024	80	
June 2024	76	
May 2024	49	

Transactions		
Previous Bill		60.75
Payment 04/25/25		-60.75 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	65 Thousand Gals X \$0.81	52.65
Total Current Transactions		52.65
TOTAL BALANCE DUE		\$52.65

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Account # 0010985
Customer # 01153707
Balance Forward 0.00
Current Transactions 52.65

Total Balance Due \$52.65
Due Date 5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

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DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
04-41430

LONGLEAF CDD

Service Address: **3200 DELAND STREET**

Bill Number: 22320916

Billing Date: 5/7/2025

Billing Period: 3/25/2025 to 4/24/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0010395	01153707
Please use the 15-digit number below when making a payment through your bank	
001039501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069904	3/25/2025	1929	4/24/2025	1931	30	2

Usage History		
Water		
April 2025	2	
March 2025	1	
February 2025	17	
January 2025	23	
December 2024	18	
November 2024	13	
October 2024	8	
September 2024	18	
August 2024	13	
July 2024	20	
June 2024	16	
May 2024	11	

Transactions		
Previous Bill		0.81
Payment 04/25/25		-0.81 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$0.81	1.62
Total Current Transactions		1.62
TOTAL BALANCE DUE		\$1.62

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paper copy, please call (813) 929-2733.



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Account # 0010395
Customer # 01153707
Balance Forward 0.00
Current Transactions 1.62

Total Balance Due	\$1.62
Due Date	5/27/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/27/2025.**

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607-2529

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Longleaf CDD

c/o [REDACTED] DISTRICTS

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

May 16, 2025

Client: 001030

Matter: 000001

Invoice #: 26531

Page: 1

RE: General Matters

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	VKB	REVIEW AGENDA PACKAGE FOR BOARD MEETING; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$122.00
4/2/2025	VKB	PREPARE FOR ATTEND BOARD MEETING VIA TEAMS.	1.0	\$305.00
4/11/2025	MS	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$350.00
4/16/2025	VKB	REVIEW AND REPLY TO EMAIL FROM L. CASTORIA RE: NEIGHBORHOOD 4 CONSTRUCTION CONTRACT REQUISITIONS AND AMENDMENTS.	0.4	\$122.00
Total Professional Services			3.8	\$899.00

May 16, 2025
Client: 001030
Matter: 000001
Invoice #: 26531

Page: 2

Total Services	\$899.00	
Total Disbursements	\$0.00	
Total Current Charges		\$899.00
Previous Balance		\$1,229.50
Less Payments		(\$1,229.50)
PAY THIS AMOUNT		\$899.00

Please Include Invoice Number on all Correspondence



INVOICE

Aqua Triangle 1 Corp

12801 Belcher Rd S

Largo, FL 33773

(727) 531-0473

billing@triangle-pool.com

BILL TO:

LONGLEAF CDD
2654 CYPRESS RIDGE
BLVD, STE 101
WESLEY CHAPEL, FL 33544

SHIP TO:

LONGLEAF CDD
3141 DELAND STREET
NEW PORT RICHEY, FL
34655

Invoice No: **5-16-2127
CLEANING**
Status: **Open**
Invoice Date: **5/20/2025**
Due Date: **6/04/2025**
Total: **\$1,235.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	3X WEEKLY COMMERCIAL POOL SERVICE			
	-TEST & BALANCE WATER			
	-SKIM SURFACE & VACUUM THE POOL			
	-BRUSH WALLS & STEPS OF POOL			
	-CLEAN TILE LINE			
	-EMPTY SKIMMER & PUMP BASKETS			
	-MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS			
	-CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATELY TO TRIANGLE POOL SERVICE			
	-BACKWASHING FILTER/ HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED			
	-DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR			
		1.00	\$1,110.00	\$1,110.00

Thank you for doing business with us!



INVOICE
Aqua Triangle 1 Corp
12801 Belcher Rd S
Largo, FL 33773
(727) 531-0473
billing@triangle-pool.com

Service Date	Product/Service	Quantity	Unit Price	Total
	CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED LOG SHEETS PROVIDED BY TRIANGLE POOL SERVICE -PROMPTLY RESPOND TO ANY HEALTH CODE VIOLATIONS AND DEAL WITH HEALTH INSPECTORS AS NEEDED			
	TPSLEASE-CONTROLLER LEASE OF TPS/IPS-M820 CHEMICAL CONTROLLER (CONTROLLER IS PROPERTY OF TPS)	1.00	\$125.00	\$125.00

Notes

Please Note: If any invoiced amount is not received by the mentioned due date, then those charges may accrue a late fee of \$5.00 of the outstanding balance every 30 days, or the maximum rate permitted by the law, whichever is lower.

Subtotal:	\$1,235.00
Tax:	\$0.00
Invoice Amount:	\$1,235.00
Previous Payment(s):	\$0.00
Amount Due (USD)	\$1,235.00

Thank you for doing business with us!



Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

INVOICE #: 590284189

WORK DATE: 05/02/2025

BILL-TO 59023385

Longleaf C.D.D.
C/o [REDACTED]
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Phone: 813-397-5120

LOCATION 59023385

Longleaf C.D.D.
James Chambers
3141 Deland St
New Port Richey, FL 34655-2173

Phone: 727-846-3689
Mobile: 727-846-3689

Time In: 05/02/2025 06:18:00 AM
Time Out: 05/02/2025 06:25:00 AM

Customer Signature

Key Account

after hours service.

Technician Signature

Dan Miller

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Commercial Rodent Monthly	1.00	28.00
				Subtotal 28.00
				Tax 0.00
				Total Due: 28.00

TECHNICIANS

Daniel Miller

GENERAL COMMENTS / INSTRUCTIONS

Monthly bait box service with 4 leased boxes
Inspected and replaced bait in exterior rodent bait stations.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Final All-Weather Blox.		12455-89	0.0050%	n/a	Brodifacoum	8.0000 Each	0.3528 Pounds
Target Pests: Rodents							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.



Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

ORDER #: 590283323

WORK DATE: 05/02/2025

BILL-TO 59023385

Longleaf C.D.D.
C/o [REDACTED]
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Phone: 813-397-5120

LOCATION 59023385

Longleaf C.D.D.
James Chambers
3141 Deland St
New Port Richey, FL 34655-2173

Phone: 727-846-3689
Mobile: 727-846-3689

Time In: 05/02/2025 05:58:02 AM
Time Out: 05/02/2025 06:17:38 AM

Customer Signature

Key Account

after hours service.

Technician Signature

Dan Miller

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	COD	Pest Monthly Commercial	1.00	78.00
Subtotal				78.00
Tax				0.00
Total Due:				78.00

TECHNICIANS

Daniel Miller Steven Fuhs

GENERAL COMMENTS / INSTRUCTIONS

Inspected and treated interior areas for insect pests including lobby, kitchen, bathrooms and common areas. Treated exterior perimeter areas including windows and doors.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Advance 375A Granular Ant Bait.		499-370	0.0100%	0.0100	Abamectin B1	3.0000 Ounce	0.1875 Pounds
Target Pests: Ants							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Bithor SC.		83923-2	9.0000%	0.1350	Bifenthrin; Imidacloprid	1.0000 Gallon	56.7640 Milliliters
Target Pests: Cockroaches							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
MicroCare Pressurized Insecticide.		499-539	3.0000%	n/a	Pyrethrins; Piperonyl Butoxide	4.0000 Seconds	4.8000 Milliliters
Target Pests: Spider							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Niban Granular Bait.		64405-2	5.0000%	5.0000	Orthoboric Acid	8.0000 Ounce	0.5000 Pounds

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.

Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.



Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

ORDER #: 590283323

WORK DATE: 05/02/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests: Cockroaches							
NiBor-D.		64405-8	98.0000%	98.0000	Disodium Octaborate Tetrahydrate	2.0000 Ounce	0.1250 Pounds
Target Pests: Cockroaches							

PEST ACTIVITY # Areas # Devices Pest Totals

None Noted.

DEVICE INSPECTION SUMMARY

PEST RED ZONE

1. Cabinets & Closets
2. Kitchen
3. Bathrooms
4. Lobby
5. Drains

PEST YELLOW ZONE

1. Eaves & Soffits
2. Cracks & Crevices
3. Establish Perimeter Barrier
4. Windows
5. Doors
6. Wasp Nests
7. Lighting Fixtures
8. Downspouts

PEST GREEN ZONE

1. Driveway & Walkway Edges
2. Fence Line

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.

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Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

ORDER #: 590283323

WORK DATE: 05/02/2025

3. **Refuse Collection Areas**
4. **Utility Areas**
5. **Dense Shrubbery**

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.

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Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

ORDER #: 590284189

WORK DATE: 05/02/2025

BILL-TO 59023385

Longleaf C.D.D.
C/o [REDACTED]
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

Phone: 813-397-5120

LOCATION 59023385

Longleaf C.D.D.
James Chambers
3141 Deland St
New Port Richey, FL 34655-2173

Phone: 727-846-3689
Mobile: 727-846-3689

Time In: 05/02/2025 06:18:12 AM
Time Out: 05/02/2025 06:25:12 AM

Customer Signature

Key Account

after hours service.

Technician Signature

Dan Miller

Daniel Miller

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Commercial Rodent Monthly	1.00	28.00
Subtotal				28.00
Tax				0.00
Total Due:				28.00

TECHNICIANS

Daniel Miller

GENERAL COMMENTS / INSTRUCTIONS

Monthly bait box service with 4 leased boxes
Inspected and replaced bait in exterior rodent bait stations.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
<i>None Noted.</i>				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Final All-Weather Blox.		12455-89	0.0050%	n/a	Brodifacoum	8.0000 Each	0.3528 Pounds
Target Pests: Rodents							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
<i>None Noted.</i>			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

LONGLEAF CDD regular meeting
 MEETING DATE May 7, 2025
 DMS Staff Signature Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Veronica Johnson	✓	Salary Accepted	\$200.00
Evalyn “Fran” Oreto	✓	Salary Accepted	\$200.00
Michael Ryan	✓	Salary Accepted	\$200.00
Jay Wijnmaalen		Salary Accepted	\$200.00
Lindsay Moore	✓	Salary Accepted	\$200.00



INVOICE

INV-000104

Balance Due
\$78.97

Electro Sanitation Services

1750 Paladino Court
Odessa Florida 33556
U.S.A
electrosanitationservices@gmail.com

Invoice Date : 01 May 2025

Terms : Due on Receipt

Due Date : 01 May 2025

Longleaf CDD C/O Lisa Castoria

#	Description	Qty	Rate	Amount
1	Antibacterial Foaming Soap	2.00	21.99	43.98
2	Center Pull Paper Towels	1.00	34.99	34.99
Sub Total				78.97
Total				\$78.97
Balance Due				\$78.97

We appreciate your business!



Invoice: I-20254-11626
Service Total: \$1856.00
Payments Total:

Amount Due: \$1856.00
Invoice Date: 4/1/2025
Sent Date: 3/31/2025

Pasco Sheriff's Office
 ATTN: Extra Duty
 7432 Little Road
 New Port Richey, FL 34654

LONGLEAF CDD
 3141 DELAND STREET
 NEW PORT RICHEY, FL 34655

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
3/1/2025	FREDRICKSON, JARROD - 7659	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/7/2025	BIL, BART - 7574	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/8/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/14/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/15/2025	WALKER, KAYLEE - 5612	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/21/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/22/2025	BONNEMANN, MARK - 6341	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
3/28/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
					Total:	\$1856.00

Questions regarding Invoice Charges please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795
Email: ExtraDuty@pascosheriff.org

Questions regarding Payment please contact:

Contact: Pasco Sheriff's Office
Telephone: 727-844-7795

Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:

Pasco Sheriff's Office

Mail Checks To:

Pasco Sheriff's Office

ATTN: Extra Duty Program

7432 Little Road New Port Richey, Florida 34654

Invoice #: I-20254-11626

Invoice Total: \$1856.00

Invoice For: LONGLEAF CDD

Payment Terms: Due upon receipt

Please include Invoice # in check comment

Late Payments

Unpaid invoices over 30 days from the date of invoice are considered late payments and may be subject to legal action, including collections. Extra Duty Employers are responsible for the cost of attorney's fees, court fees and/or collection's fees as a result of any legal action. In addition, a late fee penalty may be implemented at the rate of 2% of the total invoice added per day.

Customers who wish to make payments to the Pasco Sheriff's Extra Duty Office may do so on the AllPaid Payment Platform. Cardholders can now make payments with Visa®, MasterCard®, American Express® and Discover® (service charges apply). To make an online payment via the AllPaid platform, please visit <https://allpaid.com/plc/a005v9>.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#050825-2

To: Longleaf CDD
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Date: May 8, 2025

Contract amount	\$4,200
Deposit (50%)	\$2,100

2 100



TRINITY PRESSURE WASHING & PROPERTY MAINTENANCE PRESSURE WASHING ROOF CLEANING,
DRYER VENT CLEANING, GUTTER CLEANING, WINDOW AND SCREEN CLEANING, PAVER SEALING, POOL
CAGE AND POOL DECK CLEANING, DRIVEWAYS AND SIDEWALKS CLEANING, HAULING TO DUMP, TREE
TRIM, MINOR HANDYMAN, CHRISTMAS LIGHTS AND HOLIDAY LIGHTS

JUAN GONZALEZ

7275348468

JGONZ4964@AOL.COM

INVOICE

MAY 2, 2025

**BILL TO: Longleaf CDD April Monthly
Maintenance**
3141 Deland St New Port Richey Fl, 34655
727-247-5791

NUMBER: INV05022025

DATE: May 2, 2025

DUE DATE: Jun 2, 2025

Description	Quantity	Unit price	Amount
PLEASE NOTE: 20% WILL BE ADDED TO NEXT INVOICE IF THIS INVOICE HAS NOT BEEN RECEIVED WITHIN THE INVOICE WAS EMAILED. RECEIVED CHECK ON OR BEFORE JUNE 2, 2025	1	\$0.00	\$0.00
LONGLEAF CDD MONTHLY MAINTENANCE OF KEY REPAIR AT KIOSK 1,2,3 AND CLEANING OF ALL BUGS, SPIDER WEBS, WASP NEST OF ALL EXTERIOR WALLS AND WIPE DOWN MAILBOXES	1	\$250.00	\$250.00
LONGLEAF CDD MONTHLY MAINTENANCE OF CLEANING TRASH CANS BEHIND TOWN HALL AND TRASH CAN AREA, RAKING OF ARTIFICIAL GRASS AT PLAYGROUND AND BLOWING OFF DEBRI AT TENNIS COURTS AND BASKETBALL COURTS	1	\$275.00	\$275.00
LONGLEAF CDD VETERAN FIELD RAKING OF BALL FIELD INFIELD CLAY.	1	\$75.00	\$75.00

SUBTOTAL: \$600.00

TOTAL: \$600.00

PAID: \$0.00

Payment instructions
Check Venmo Zelle Cash

BALANCE DUE \$600.00

THANK YOU FOR YOUR BUSINESS



JUAN GONZALEZ
TRINITY PRESSURE WASHING & PROPERTY MAINTENANCE PRESSURE WASHING ROOF CLEANING, DRYER VENT
CLEANING, GUTTER CLEANING, WINDOW AND SCREEN CLEANING, PAVER SEALING, POOL CAGE AND POOL DECK
CLEANING, DRIVEWAYS AND SIDEWALKS CLEANING, HAULING TO DUMP, TREE TRIM, MINOR HANDYMAN,
CHRISTMAS LIGHTS AND HOLIDAY LIGHTS
7275348468
JGONZ4964@AOL.COM

INVOICE

APR 17, 2025

BILL TO: Longleaf CDD Pressure Washing And Misc
Work

NUMBER: INV04172025
DATE: Apr 17, 2025
DUE DATE: May 26, 2025

Description	Quantity	Unit price	Amount
PLEASE NOTE: 20% WILL BE ADDED ON A SEPARATE INVOICE IF THIS INVOICE HAS NOT BEEN RECEIVED WITHIN THE NET 30 WHEN INVOICE WAS EMAILED AND RECEIVED BY JUNE 16, 2025.	1	\$0.00	\$0.00
APRIL 16, 2025 SOFTWASH ALL POOL DECK AND ALL FURNITURE FROM ALL POOL CONSTRUCTION DUST FROM POOL BEING RESURFACED.	1	\$200.00	\$200.00
APRIL 27, 2025 INSTALLED THE 6 TENSION BRACKETS PURCHASED FROM FENCE OUTLET AT THE BASKETBALL ENTRANCE GATE ON RIGHT SIDE OF GATE.	1	\$30.00	\$30.00
MAY 1, 2025 PURCHASED 4 ANCHOR BOLTS FROM TRACTOR SUPPLY FOR THE GARBAGE CAN NEXT TO TENNIS COURTS.	1	\$15.00	\$15.00
MAY 1, 2025 REINSTALLED THE GARBAGE CAN WITH NEW 4 ANCHORS	1	\$50.00	\$50.00
MAY 2, 2025 INSTALLED TWO TENNIS NETS, TOOK THE OLD ONES DOWN AND INSTALLED TWO NEWS WITH JIM.	1	\$150.00	\$150.00
MAY 8, 2025 PURCHASED A NO PARKING AND FIRE LANE STENCIL FROM AMAZON.	1	\$18.00	\$18.00
MAY 8, 2025 PURCHASED ONE GALLON OF PRO PARK YELLOW PAINT FOR STREET CURBING 6503-27190 B97YD2467 \$32.00. PRO PARK RED 6503-27216 B97RD2012 \$40.00. WHITE SPARY PAINT FOR STENCIL \$15.00.	1	\$87.00	\$87.00

Description	Quantity	Unit price	Amount
MAY 13, 2025 TOOK ALL LEAVES INSIDE A STORM DRAIN NEXT TO 3730 ZACHARY ST NEXT TO ALLEY AND BEHIND 10103 PORCH ST.	1	\$350.00	\$350.00
MAY 14, 2025 PAINTED CURBING RED FIRE LANE IN FRONT OF FIRE HYDRANT BETWEEN 10416 AND 10410 MARSHA , BETWEEN 3626 AND 3618 BUFFETT ST, BETWEEN 10140 AND 10134 BALCONY ST, 10121 AND 10125 PALLADIO DR.	4	\$150.00	\$600.00
SUBTOTAL:			\$1,500.00
TOTAL:			\$1,500.00
PAID:			\$0.00
<div> <div> Payment instructions Check Venmo Zelle Cash </div> <div> BALANCE DUE \$1,500.00 </div> </div>			

**Bill To:**

Longleaf CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property Name: Longleaf CDD**Address:** 3141 Deland St
New Port Richey, FL 34655**INVOICE**

INVOICE #	INVOICE DATE
900542	4/29/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 29, 2025**Invoice Amount:** \$1,700.00

Description	Current Amount
stump grinding	
Landscape Enhancement	\$1,700.00

Invoice Total **\$1,700.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
900543	4/29/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Longleaf CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Longleaf CDD**Address:** 3141 Deland St
New Port Richey, FL 34655**Invoice Due Date:** May 29, 2025**Invoice Amount:** \$1,725.00

Description	Current Amount
neighborhood 5 runoff	
Landscape Enhancement	\$1,725.00

Invoice Total **\$1,725.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



Proposal #: 533212

Date: 3/24/2025

From: Seth Mendoza

Landscape Enhancement Proposal for
Longleaf CDD

Lisa Castoria
Inframark
18805 Lester Dairy

lisa.castoria@inframark.com

LOCATION OF PROPERTY

3141 Deland St
New Port Richey, FL 34655

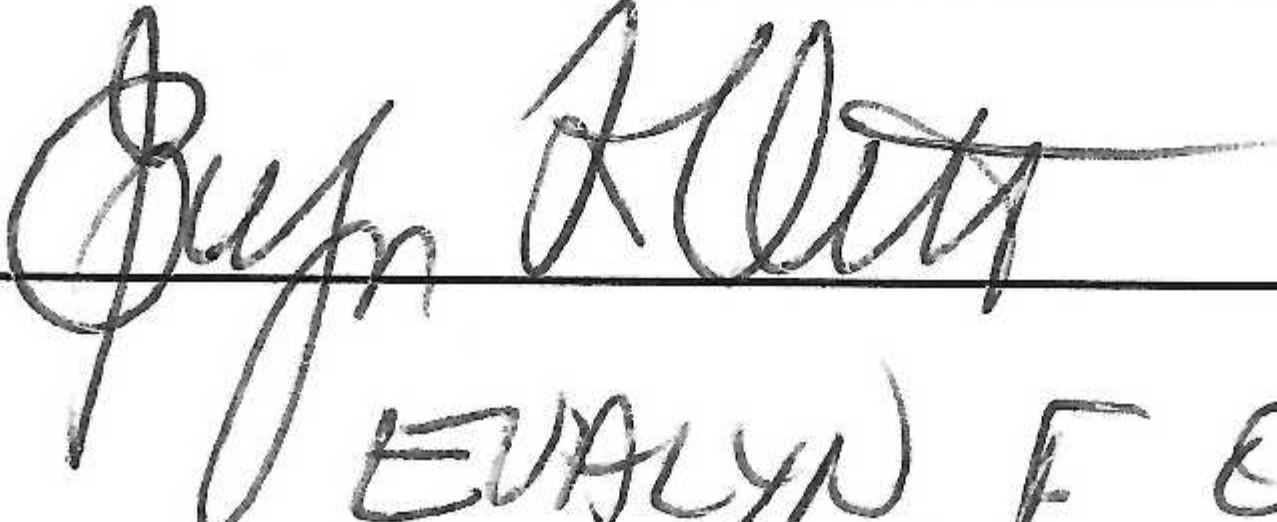
neighborhood 5 runoff

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	1	\$1,000.00	\$1,000.00
5 yards of dirt	5	\$55.00	\$275.00
bahia sod	1	\$450.00	\$450.00

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By 
Print Name/Title EVALYN F ORETO

Date 4-2-2025
Longleaf CDD

Subtotal	\$1,725.00
Sales Tax	\$0.00
Proposal Total	\$1,725.00

THIS IS NOT AN INVOICE

**Bill To:**

Longleaf CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property Name: Longleaf CDD**Address:** 3141 Deland St
New Port Richey, FL 34655**INVOICE**

INVOICE #	INVOICE DATE
916762	5/20/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 19, 2025**Invoice Amount:** \$302.64

Description	Current Amount
Irrigation Inspection made on 3/28/25	
Irrigation Repairs	\$302.64

Invoice Total \$302.64

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | TAMPA



30319 Commerce Drive, San Antonio, FL 33576 - 813.223.6999

Property

Longleaf CDD
3141 Deland St
New Port Richey, FL 34655

Contact

Jayna Cooper
jayna.cooper@inframark.com

Inspection

Started:
Last Updated:
Inspector:

3/28/2025
4/7/2025
D McDonnell

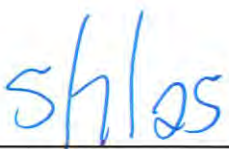
Estimate Summary

Labor:	2 hours, 20 minutes - \$174.75
Materials:	\$127.89
Total:	\$302.64 (plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Lateral Line	2	\$95.00
Replace Sprinkler Head	1	\$42.64
Troubleshoot Controller	3	\$165.00
Total (plus applicable taxes):		\$302.64


Signature


Date

Service Detail

Controller 1 - Mail Kiosk at 10227 Gallery St

Asset	Service	Notes	Labor	Materials	Total
Controller 1 - Mail Kiosk at 10227 Gallery St	<u>Troubleshoot</u>	Hours: 1 Controller has bad module for zones. 5,6,7	\$75.00	\$90.00	\$165.00

Controller 2 exit side doc brittle #7 > Zone 4 Rotors

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 The lateral line is broken on the bottom of the rotor.	\$37.50	\$10.00	\$47.50

Controller 3 entrance side doc brittle > Zone 3 Sprays

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 2	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 1/2" Hours: 0.5 Broken lateral line under the oak tree needs repair.	\$37.50	\$10.00	\$47.50

Controller 19 In-front of cow field

Asset	Service	Notes	Labor	Materials	Total
Controller 19 In-front of cow field	<u>Troubleshoot</u>	Hours: The breakers need to be replaced; they are faulty. The clock is down due to the faulty breakers.	\$0.00	\$0.00	\$0.00

Controller Rawling square park > Zone 5 Rotor

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Rotor Line Length (ft.): 0 Hours: 0.33 Broken rotor head needs to be replaced	\$24.75	\$17.89	\$42.64

Hunter clock behind wall off of Starkey blvd

Asset	Service	Notes	Labor	Materials	Total
Hunter clock behind wall off of Starkey blvd	<u>Troubleshoot</u>	Hours: A pipe is pinched or broken under a tree root between the wall and sidewalk at a specific location, causing minimal water pressure to one-quarter of a zone that feeds annuals on the corner of Starkey Boulevard and Marsha Drive, entrance side.	\$0.00	\$0.00	\$0.00

Seventh Order of Business

7A



Memorandum

To: Lisa Castoria, District Manager, Longleaf CDD
From: Phil Chang, P.E., District Engineer
Date: July 08, 2025
Subject: Inlet Grate Replacements and Pond Skimmer Repairs

BGE staff were onsite with the Park Director, Jim Chambers, for a site visit. At that time, it was observed that two alley inlet grates were corroded and will need replacement. During the same site visit, it was also observed that the pond skimmers at two ponds also needed repairs.

In the alley next to 3730 Zachary Street, the inlet has corroded to the point where some of the metal grate is missing as shown in the photo:



In the alley next to 3636 Hurston Street, the grate is also corroded and there is some missing metal as shown in the photo:



One of the pond skimmers needing repair is located near 10313 Fenceline Road (see photo right).

Additionally, the black geocell material is absent of any aggregate (which aids in controlling erosion at the pond outfall). The aggregate will need to be replaced.



The other pond skimmer needing repair is located on the west side of Lonzalo Way across from 3542 Albritton Street (see photo right).

The black geocell material is also absent of any aggregate (which aids in controlling erosion at the pond outfall). The aggregate will need to be replaced.



Quotes were requested from various contractors to replace the inlet grates and to make repairs at the pond skimmer locations noted above. The quotes were as follows:

Contractor	Inlet Replacement	Skimmer/Geocell Repairs	Total
Site Masters	\$5,000.00	\$9,000.00	\$14,000.00
Crosscreek Environmental	\$4,540.00	\$14,430.00	\$18,970.00
Parking Lot Services	\$5,298.00	N/A	N/A

If the District wishes to proceed with the proposed repairs, it is suggested that the District select Site Masters to complete the work based on the quote provided. Site Masters has previously completed work within the District. They have the experience and can complete the work.

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Longleaf CDD

Replace Grates and Repair Skimmers

7/8/2025

Replace deteriorated grates on inlet structures in roadway

3730 Zachary St - Type "C" - galvanized, traffic rated

3636 Hurston St - Type "E" - galvanized, traffic rated

Sub-Total \$5,000

Repair skimmers and add #57 stone to Geoweb

10313 Fenceline Rd

3542 Albritton St

Sub-Total \$9,000

TOTAL \$14,000



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
6/30/2025	13535

Name / Address

Longleaf CDD
Phil Chang, P.E.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Longleaf CDD Stormwater Deficiency and Maintenance Project			
Maintenance and restoration of the following two skimmers per the BGE, Inc. RFP. All access areas to be repaired to original condition. The above cost includes the following tasks: * 10313 Fenceline Road - Remove rusted steel posts. Replace steel posts with composite posts. Reattach skimmer boards with stainless steel nuts and bolts. * 3542 Albritton Street - Remove rusted steel posts. Replace steel posts with composite posts. Reattach skimmer boards with stainless steel nuts and bolts.	1	5,050.00	5,050.00
Replacement of two grates per the BGE, Inc. RFP. All access areas to be repaired to original condition. The above cost includes the following tasks: * 3730 Zachary Street - Remove rusted reticuline steel grate. Replace grate with galvanized reticuline steel grate. * 3636 Hurston Street - Remove rusted reticuline steel grate. Replace grate with galvanized reticuline steel grate.	1	4,540.00	4,540.00
Supply all labor, equipment, and materials to complete the restoration of two Geoweb outfall weirs at the two skimmer locations listed above. The existing Geoweb will be stretched and pinned back in place. The cells will be filled with #57 Limestone rock at least 1 inch above the top edge of the Geoweb. All access areas to be repaired to original condition. 30% deposit due prior to commencement of work. Amount to be deducted from final invoice. **It will be the Owners responsibility to keep sod watered once Contract Work has been completed.	1	9,380.00	9,380.00
Please sign and return if accepted	Total \$18,970.00		

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813-880-9100
www.plsofflorida.com
CGC1512668

Date: Thursday, June 19, 2025

Proposal # 325-0971

Submitted To:

Mr. Phil Chang
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

Contact Information:

Phone: (813) 328-3664
Mobile: (727) 534-4852

Site Description: # S123385

Longleaf CDD
3131 Deland Street
New Port Richey, FL 34655

Site Contact:

Site Phone:

Prepared By:

Jason Lambert

Contact Information:

Mobile: 813-344-6431
Office: (813) 880-9100
E-mail: jason@plsofflorida.com

NO WARRANTIES HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

Qty	Proposed Service(s) & Description(s)	Depth
	GRATE REPLACEMENT	
	1) Secure job site.	
	2) Remove 2 corroded inlet grates.	
	3) Furnish and install 2 new galvanized traffic rated grates. (40" x 53.5 and 28" x 36.5)	
	4) Clean up job site.	
	LABOR/EQUIPMENT.....	\$1,460.00
	MATERIALS.....	\$3,838.00

PAYMENT TERMS 0% Down, Balance Net 30

Project Total: **\$5,298.00**

This proposal may be withdrawn at our option if not accepted within **30** days of 6/19/2025

Pavement Consultant Jason Lambert

Jason Lambert

Client's Authorized Signature

PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

7B.



Memorandum

To: Lisa Castoria, District Manager, Longleaf CDD
From: Phil Chang, P.E., District Engineer
Date: July 08, 2025
Subject: Pavement Assessment and Pavement Marking Refresh

At the request of the Longleaf Community Development District (“District”), BGE Inc. completed a site visit to the District to visually assess the condition of the asphalt pavement. The assessment excluded the Woodlands since the roads in that section of the District are HOA maintained. The asphalt within Neighborhood 4 were also excluded.

Based on our site visit, it was determined that approximately 19,654 square feet of asphalt was in need of repair at this time. A copy of our exhibit (including photos) is attached which graphically represents the locations and pavement repair quantities identified during our site visit.

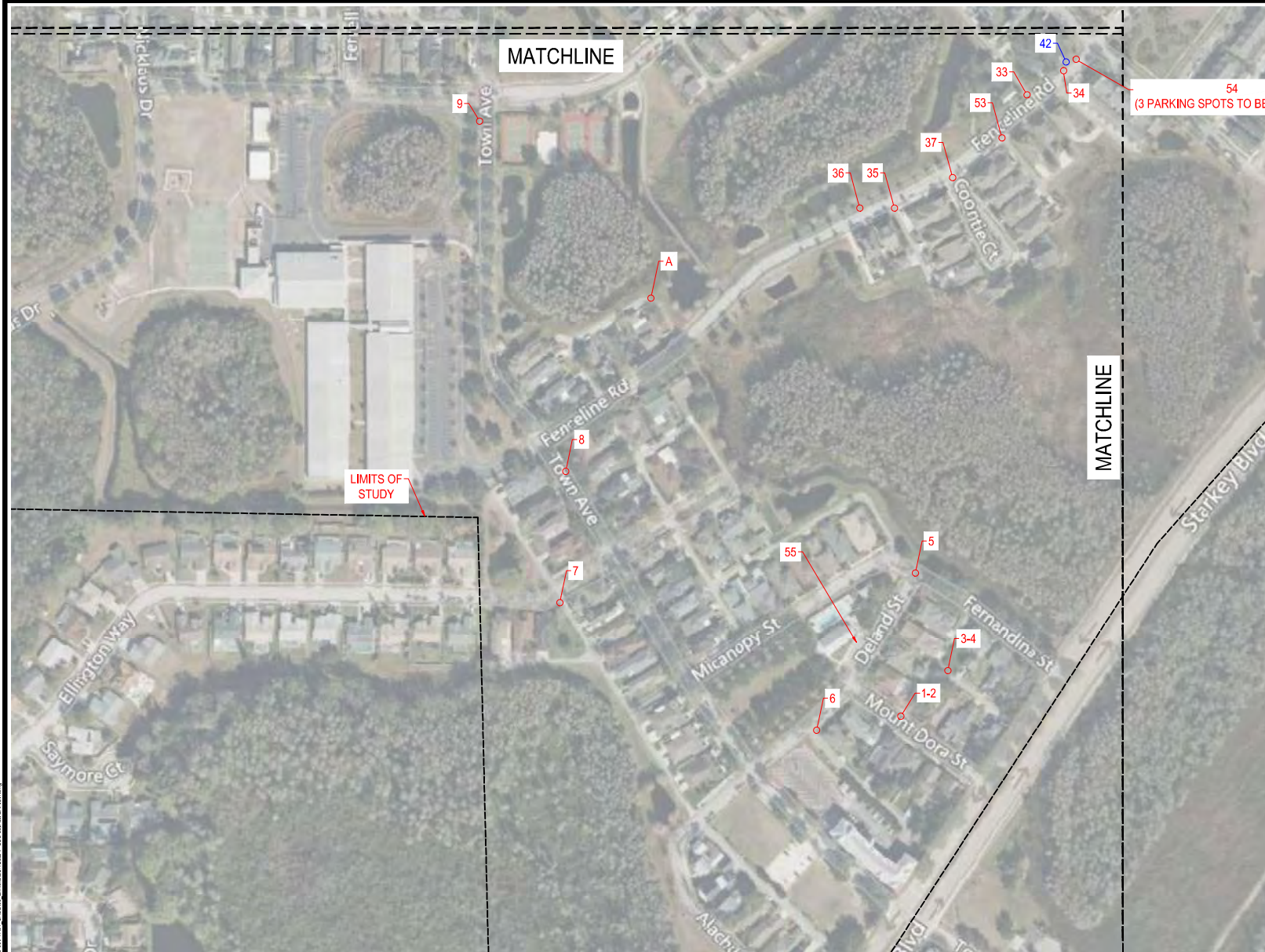
The pavement repair exhibit was provided to three contractors requesting quotes from them to undertake the repairs. In addition to the asphalt repairs, it was also requested that they provide costs to refresh the pavement markings within the community (Neighborhoods 1 through 3). The pavement marking costs were to exclude the parking space striping since those were repainted recently.

Exhibits for the pavement refresh were also provided to the contractors and are also attached. Pavement marking refresh costs were requested based on those markings around Longleaf Elementary School and the balance of those in N1 through N3. The pavement marking refresh includes the existing double yellow line down the center of the road, crosswalks, stop bars and speed humps.

At this time, we have received two quotes as noted below (and attached):

Contractor	Asphalt Repair	Marking Refresh (School)	Marking Refresh (N1 thru N3)	Total
Parking Lot Services	\$63,543.00	\$1,947.00	\$11,253.00	\$76,743.00
Firm Foundations	\$139,469.00	\$10,517.00	\$15,124.00	\$165,110.00

If the District wishes to proceed with the proposed repairs, it is suggested that the District select Parking Lot Services to complete the work based on the quote provided. Parking Lot Services has previously completed work within the District. They have experience and can complete the work.



NOTES:
 PARKING SPACES THAT WERE COVERED WITH DEBRIS AND/OR HAD VEHICLES ON THEM, MAY HAVE NOT BEEN INSPECTED AS WELL AS THE EMPTY AND CLEAR ONES

LEGEND:
 42 (blue circle with line) PICTURE NUMBER ASSOCIATED WITH LOCATION DEPICTED (ALONG THE SHARED USE PATH)
 33 (red circle with line) PICTURE NUMBER ASSOCIATED WITH LOCATION DEPICTED (STREETS AND ALLEYS)

(3 PARKING SPOTS TO BE RE-PAVED)



5426 BAY CENTER DR., SUITE 100
 TAMPA, FLORIDA 33609
 WWW.BGEINC.COM

LONGLEAF CDD ASPHALT EXHIBIT

DATE: 5/19/2025
 0 100' 200' 300'
 SCALE: 1" = 100'

\\bge\share\2025\0519\Longleaf CDD Asphalt Exhibit.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BGE INC. SHALL BE WITHOUT LIABILITY TO BGE INC.



NOTES:
PARKING SPACES THAT WERE COVERED WITH DEBRIS AND/OR HAD VEHICLES ON THEM, MAY HAVE NOT BEEN INSPECTED AS WELL AS THE EMPTY AND CLEAR ONES

- LEGEND:**
- 42 PICTURE NUMBER ASSOCIATED WITH LOCATION DEPICTED (ALONG THE SHARED USE PATH)
 - 33 PICTURE NUMBER ASSOCIATED WITH LOCATION DEPICTED (STREETS AND ALLEYS)



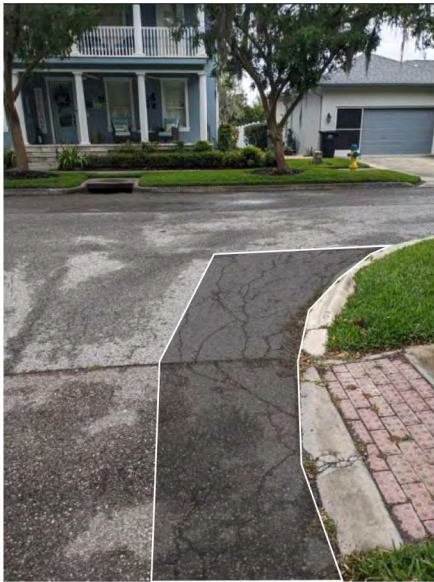
5426 BAY CENTER DR., SUITE 100
TAMPA, FLORIDA 33609
WWW.BGEINC.COM

LONGLEAF CDD ASPHALT EXHIBIT

DATE: 5/19/2025
0 100' 200' 300'
SCALE: 1" = 100'

B:\projects\44000\051915\LONGLEAF_CDD\051915_LONGLEAF_CDD.asxd EXHIBIT 1.mxd

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BGE INC. SHALL BE WITHOUT LIABILITY TO BGE INC.



1-

360 SF



2-



3-

1400 SF



4-



5-

4 SF



6-

108 SF



7-



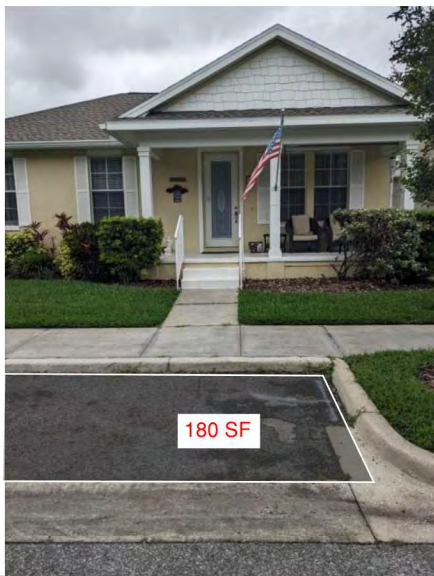
8-



9-



10-



11-



12-



13-



14-



15-



16-



17-



18-



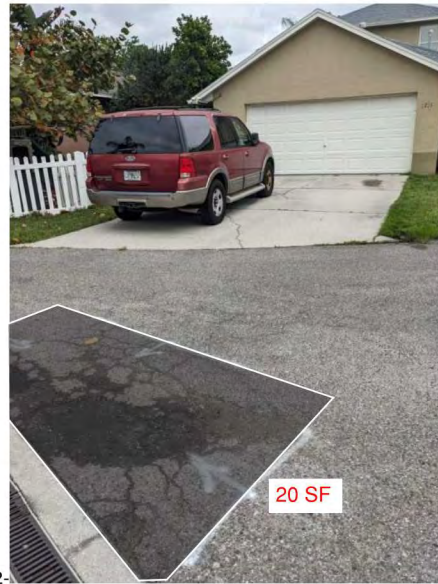
19-



20-



21-



22-



23-

45 SF



24-



25-



26-



27-



28-



29-



30-



31-



32-



33-



34-



35-



36-



37-



38-



39-



40-



41-



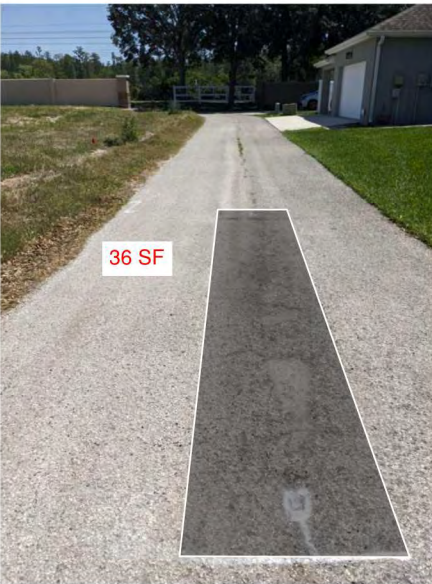
42-



43-



44-



45-



46-



47-



48-



49-



50-



51-



52-



53-



54-



55-



A-



E-

Picture number	Repair area (SF)
1-2	360
3-4	1400
5	4
6	108
7	144
8	180
9	16
10	420
11	180
12	180
13	228
14	4
15-16	48
17	156
18	100
19	25
20	96
21	25
22	20
23-24	45
25	110
26	6
27	246
28	45
29	228
30	60
31	260
32	180
33	96
34	36

Picture number	Square footage (SF)
35	95
36	16
37	36
38	10
39	24
40	96
41	72
42	132
43	72
44	200
45	36
46	108
47	60
48	4
49	270
50	60
51	102
52	646
53	50
54	540
55	60
A	240
B	20
C	8
D	45
Palladio Drive	11,600
TOTAL:	19,608



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813-880-9100
www.plsofflorida.com
CGC1512668

Date: Wednesday, June 18, 2025

Proposal # 325-0911

Submitted To:

Mr. Phil Chang
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

Contact Information:

Phone: (813) 328-3664
Mobile: (727) 534-4852

Site Description: # S123385

Longleaf CDD
3131 Deland Street
New Port Richey, FL 34655

Site Contact:

Site Phone:

Prepared By:

Jason Lambert

Contact Information:

Mobile: 813-344-6431
Office: (813) 880-9100
E-mail: jason@plsofflorida.com

NO WARRANTIES HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

Qty	Proposed Service(s) & Description(s)	Depth
19,654 Sq. Ft. 2,184 Sq. Yrds.	ASPHALT REPAIR <i>1) Saw cut and/or mill 60 areas approximately 19,654 square feet. 2) Remove existing asphalt and haul from site. 3) Check and compact existing base materials. 4) Clean and apply tack coat to areas for proper bonding. 5) Furnish and install approximately 1.5" Type SP9.5 asphalt to areas approximately 19,654 square feet. 6) Compact with vibratory roller.</i>	\$63,543.00
	RESTRIPING <i>We will re-stripe your parking area. The price includes:</i> <u>IN WHITE</u> <ul style="list-style-type: none">• 12 Crosswalks• 13 Stop bars• 17 Speed bumps (Chevrons) <u>IN YELLOW</u> <ul style="list-style-type: none">• 3,130 Linear feet of DBL centerline <i>* Parking Lot Services is NOT responsible for any liability arising from slip and fall accidents on painted walking surfaces.</i> <i>* Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing, or other painted surfaces.</i>	\$11,253.00
ASPHALT AND PAVEMENT MARKING OVERALL TOTAL		\$74,796.00



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813-880-9100
www.plsofflorida.com
CGC1512668

RESTRIPING (SCHOOL PAVEMENT MARKINGS)

We will re-stripe your parking area. The price includes:

IN WHITE

- 2 'School' Stencils
- 5 Crosswalks

IN YELLOW

- 1,092 Linear feet of DBL centerline

** Parking Lot Services is NOT responsible for any liability arising from slip and fall accidents on painted walking surfaces.*

** Parking Lot Services is not responsible for chipping, cracking, or peeling of new paint from previously painted wheel stops, curbing, or other painted surfaces.*

SCHOOL PAVEMENT MARKING TOTAL

\$1,947.00

PAYMENT TERMS 50% Down, Balance Upon Completion

This proposal may be withdrawn at our option if not accepted within **30** days of 6/18/2025

Pavement Consultant Jason Lambert

Jason Lambert

Client's Authorized Signature

PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

Longleaf CDD - Pavement Maintenance

BGE, Inc.

Phil Chang

Project:

Longleaf CDD - Pavement Maintenance Proposal

Marsha Dr
New Port Richey, FL 34655



Arthur Wilmoth
Senior Project Manager

Service Provider Information

Company Info



Firm Foundations Asphalt & Concrete LLC
10701 N Nebraska Ave
Tampa, Florida 33612

P: 813-853-6597
<http://www.firmfoundations.solutions>

Contact Person

Arthur Wilmoth
Senior Project Manager
arthur@firmfoundations.solutions
Cell: 813-853-6597
Office 813-853-6597

About Us

Firm Foundations

Established in 2021, Firm Foundations was born out of the idea to help provide our community with long lasting solutions. Today, as a state certified Building Contractor we continue to bring the same long lasting customized solutions to the Eastern United States.

Details and Facts in a simple, easy to understand proposal.
A Firm Start = A Strong Finish

CBC1267421

Proposal: Longleaf CDD - Pavement Maintenance Proposal



MOT

1. cones and barricades will be provided by Firm Foundations and set up and used in the areas of work at no additional cost during the course of this project.
2. MOT Plans and placement by a certified MOT Professional is not included in this proposal.
3. If certain plan layouts or type of MOT is requested a Change Order will be issued for the cost of the additional MOT requirements.

Total Price: \$0.00

Milling | Paving

1. All areas will be barricaded before, during and after this project.
2. The area under consideration for new asphalt surface comprises approx. 11600 square feet.
3. Area to be mechanically milled at a depth of 1
4. All surfaces to be paved will be cleaned of all loose materials.
5. In order to make sure that the new surface meets existing surfaces flush, we will remove existing pavement where it meets utility lids, concrete aprons, dumpster pads etc to create the smoothest transition possible.
6. Our firm will machine install 1 inches of compacted thickness surface asphalt, with all work being completed in 2 trip(s).
Vital to note that all work we specify is the final depth, not the depth prior to compaction.

Total Price: \$47,377.00

Asphalt Remove and Replace

1. The area under consideration for pavement repair comprises 8008 square feet of deteriorated pavement.
2. There exist approx 59 areas of repair located throughout the area.
3. All repairs will be shaped symmetrically where possible.
4. We will cut a perimeter and excavate repair area to a depth of 2 Inches. We will remove all materials from site.
5. We then will install up to 2 inches compacted thickness surface asphalt.
6. All areas will be barricaded during and after the repair process.

Total Price: \$92,092.00

Lot Marking Refresh #1

1. Our firm will restripe the area as per the attached map for area #1
2. All work will be performed so that there is minimal interruption to your facility.
3. Approx. 978LF of double lane lines - 8 crosswalk blocks - 2 stencils "SCHOOL"
4. **All Paint will be applied at 30 mils. this is double the industry standard, and provides much better finished product.**
5. **Glass Beads will be applied to all areas**

Total Price: \$10,517.00

Proposal: Longleaf CDD - Pavement Maintenance Proposal



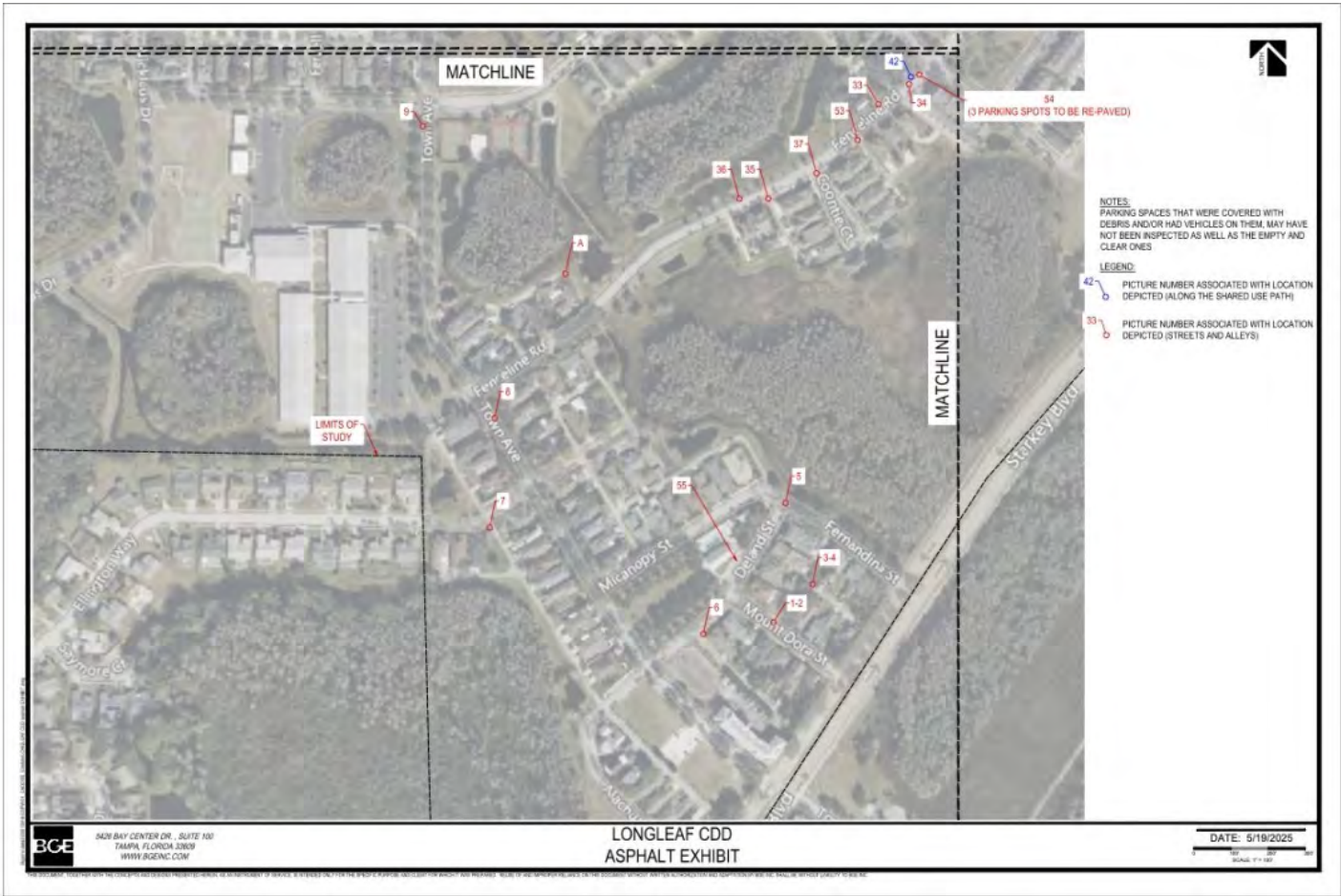
Lot Marking Refresh #2

1. Our firm will restripe the area as per the attached map for area #2
2. All work will be performed so that there is minimal interruption to your facility.
3. Approx. 3,115 LF of lane lines - 3 crosswalks - 13 stop bars - 17 speed humps
4. **All Paint will be applied at 30 mils. this is double the industry standard, and provides much better finished product.**
5. **Glass Beads will be applied to all areas**

Total Price: \$15,124.00

Proposal: Longleaf CDD - Pavement Maintenance Proposal

Image



Notes:

Proposal: Longleaf CDD - Pavement Maintenance Proposal



Image



Notes:

Proposal: Longleaf CDD - Pavement Maintenance Proposal

Image

Longleaf CDD Potential Pavement Marking Refresh Locations (Approximate)



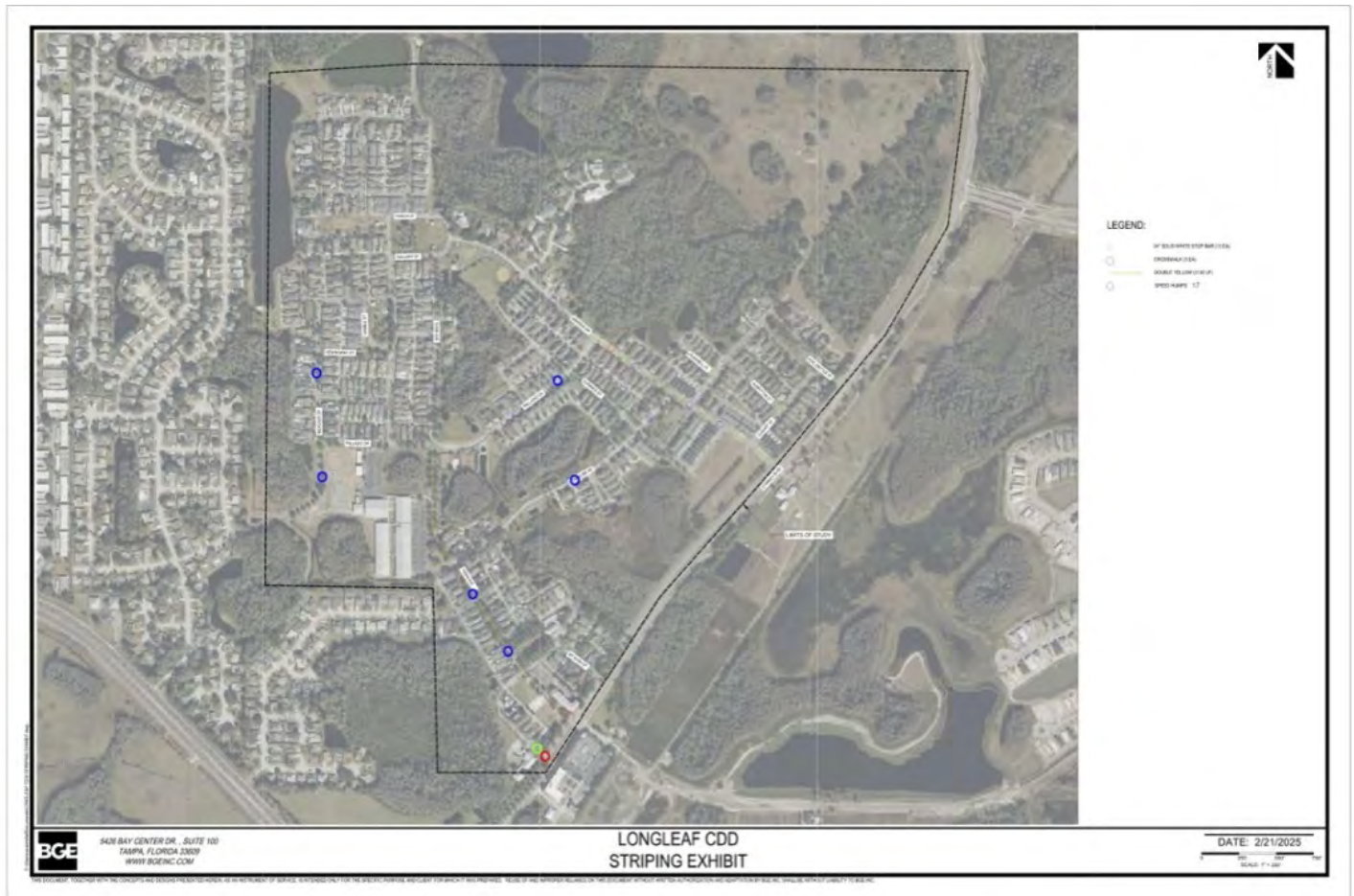
February 4, 2025



Notes:

Proposal: Longleaf CDD - Pavement Maintenance Proposal

Image



Notes:

Price Breakdown: Longleaf CDD - Pavement Maintenance Proposal



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on June 22, 2025. **Job Number:** 696

Item	Description	Cost
1.	MOT	\$0.00
2.	Milling Paving	\$47,377.00
3.	Asphalt Remove and Replace	\$92,092.00
4.	Lot Marking Refresh #1	\$10,517.00
5.	Lot Marking Refresh #2	\$15,124.00
Total:		\$165,110.00

Authorization to Proceed & Contract

This Proposal is in effect for 15 days from the date noted above. We reserve the right to resubmit, amend and or withdraw this Proposal based upon our review of the proposed work and pricing changes.

To authorize the work, please sign below and return the signed copy to us. When authorized, we will begin work as soon as weather and previous commitments permit, and/or when a mutually acceptable time is established.

Acceptance of this Proposal indicates the costs stated in this Proposal, specifications, and conditions are satisfactory and are hereby accepted. Payment will be per terms listed above.

Upon execution, below, this Proposal, including the Terms & Conditions below, becomes a legally enforceable Contract.

Any and all prior Contracts, warranties or representations made by either party (verbally or otherwise) are superseded by this Contract.

Proposal: Longleaf CDD - Pavement Maintenance Proposal



Acceptance

We agree to pay the total sum or balance in full 30 days after the completion of work.

Any changes to the work may affect pricing.

Additional work will be billed separately.

Half payment (50%) due upon signing.

Final payment will be due upon substantial completion of the work, as determined by Firm Foundations.

Date: _____

Phil Chang | P.E.
BGE, Inc.
5426 Bay Center Dr suite 100
Tampa, FL 33609
pchang@bgeinc.com
O: 813-328-3664

Arthur Wilmoth | Senior Project Manager
Firm Foundations Asphalt & Concrete LLC
10701 N Nebraska Ave
Tampa, Florida 33612
E: arthur@firmfoundations.solutions
C: 813-853-6597
P: 813-853-6597
<http://www.firmfoundations.solutions>

Additional Info: Longleaf CDD - Pavement Maintenance Proposal

Terms & Conditions

1. I. PROJECT PROVISIONS

- a. Guidelines: The Work will be performed in substantial conformance to this Contract and industry standards. Firm Foundations will comply with all applicable laws, ordinances, rules, and regulations.
- b. Existing Surface: The existing surface will be expected to support the weight of all trucks and construction equipment. In the event that sinking or cracking of asphalt or concrete may occur, Firm Foundations will not be held liable for damages to any existing concrete or asphalt. Further, Owner understands and acknowledges that damage to landscaping may occur due to operations for which Firm Foundations shall not be liable for damages.
- c. Change Orders: As directed by the Owner, material manufacturer or distributor, construction lender, public body or inspector, or as deemed necessary by Firm Foundations, any alteration or deviation from the specifications listed above that involves extra cost (labor, materials, overhead & profit) will be paid for by the Owner, regardless of whether or not executed by the parties in a written change order. Other expenses incurred because of unusual, unanticipated, or unforeseeable conditions, such as, for example, increased depth of excavation, need to import clean fill, etc., will also be paid for by the Owner.
- d. Material Escalation: This Proposal is based on the current price of materials. If there is a price increase in the materials used for this job, there will be an additional charge for the difference.
- e. Performance/Delay: All work will be performed in a timely manner and/or as required by the Contract. Owner acknowledges that Firm Foundations will be excused for any delay beyond his reasonable control, including, but not limited to, material shortages, acts of God, labor disputes, inclement weather, acts of public authority, acts of the Owner, or other unforeseen contingencies.

II. FINANCIAL RIGHTS AND RESPONSIBILITIES

- a. Permits: If required, Firm Foundations will provide all documents, drawings necessary and fees for Owner to file a Notice of Commencement and to obtain all required building permits. Owner shall pay for all permits, or such reimbursable costs will be added to Owner's final invoice.
- b. Taxes, Assessments and Charges: Taxes, special assessments of all descriptions, and charges required by public bodies and utilities will be paid for by the Owner.

III. OWNER'S RIGHTS AND RESPONSIBILITIES

- a. CONSTRUCTION LIENS: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER."

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

- b. CONSTRUCTION INDUSTRY RECOVERY FUND, SECTION 489.1425

PAYMENT MAY BE AVAILABLE FROM THE CONSTRUCTION INDUSTRIES RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A STATE-LICENSED CONTRACTOR, FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM. CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399
850/487-1395

- c. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.
- d. Insurance: Owner will maintain property damage insurance at least equal to the Contract price.
- e. Damage to Project: Firm Foundations shall not be responsible for any damage caused by the Owner, or other causes beyond the control of the Firm Foundations. Owner shall pay for any and all restoration work.
- f. Risk of Loss: Owner hereby assumes the risk of loss for all labor and materials until substantial completion is

Proposal: Longleaf CDD - Pavement Maintenance Proposal



achieved and final payment has been made. Owner shall assume, pay for, and indemnify Firm Foundations against any and all damage to, or loss, or destruction of materials, including the Contract value of any work performed, by any cause whatsoever, except causes directly attributable to the gross negligence of Firm Foundations.

IV. FIRM FOUNDATIONS'S RIGHTS AND RESPONSIBILITIES

- a. Right to Stop Work: If any payment under this Contract is not made when due, the Firm Foundations may suspend work on the job until such time as all payments due have been made.
- b. Substitution of Materials: Firm Foundations may substitute materials without notice to the Owner in order to allow work to proceed, provided that the substituted materials are of equal or better quality than those listed in the specifications.
- c. Salvage: All salvage resulting from work under this Contract is to be retained by the Firm Foundations unless other Contracts are contained in the specifications.
- d. Insurance: Firm Foundations will maintain workers' disability compensation insurance for its employees and comprehensive public liability insurance policies. All subcontractors have or will have certificates of insurance or certificates of exemption at the time the services are rendered.
- e. Cancellation: Firm Foundations reserves the right to cancel this Contract if Firm Foundations or any engineer and/or representatives of the manufacturer or building department determine that the work cannot be performed and/or will not afford proper installation.

V. COMPLETION OF PROJECT

- a. Notice: On permitted Projects; Owner agrees that acceptance by the building department constitutes final completion. On non-permitted Projects, determination of final completion shall rest solely with Firm Foundations.
- b. Cleanup: Firm Foundations is responsible for removing debris and surplus material from the property and leaving the property in a neat and orderly condition.

VI. GENERAL PROVISIONS

- a. Notice: Any notice required or permitted under this Contract may be given by certified or registered mail at the addresses contained in the Contract.
- b. Prohibition of Assignment: Neither party may assign this Contract or payment due under this Contract without the written consent of the other party.
- c. Entire Contract: This document constitutes the entire Contract of the parties. No other Contracts exist. This Contract can be modified only by written Contract signed by both parties.
- d. Choice of Law/Venue: This Contract shall be construed in accordance with and governed by the laws of the State of Florida. Venue of any proceeding relating to this Contract shall be in the county where the property is situated.
- e. Dispute Resolution: Any dispute arising out of this Contract shall be submitted to non-binding informal mediation prior to bringing any legal proceedings to enforce its terms.
- f. Severability: If any provision of this Contract should be deemed void or unenforceable, the remaining provisions shall survive and remain enforceable.
- g. Payments: Final payment is due upon substantial completion of the project. Failure of Owner to pay all amounts due within thirty (30) days of substantial completion shall constitute a material breach of this Contract by Owner. The Owner agrees to pay any and all costs of collections, including reasonable attorney's fees and costs, in the event Owner defaults in his/her payment obligations. Should Owner terminate this Contract prior to commencement of the work, Owner's deposit shall be partially retained by Firm Foundations in satisfaction of Firm Foundations' time and/or preliminary costs incurred.
- h. Interest: All unpaid amounts due and owing to Firm Foundations shall bear interest at 1.5% per month (18% per annum), beginning thirty (30) days after payment is due or substantial completion, as may be applicable.
- i. Limited Warranty: Firm Foundations warrants the Owner(s) that the services provided will be free from defects for one year. This Limited Warranty covers the repair or replacement of any defective installation or workmanship in the affected area only. The scope of needed repairs and/or replacement to remedy any installation or workmanship defects found shall be at the sole discretion of the Firm Foundations. Owner agrees that Firm Foundations shall not be responsible or liable for any cold joints, cracks or any area not specifically replaced by Firm Foundations and that such warranty is specifically limited to Firm Foundations' installation process. All other causes of installation or workmanship failure(s) including, but not limited to: defects or damage resulting from accident or intentional damage; all Acts of God of inclement weather; settlement of the subject building; structural failures, including foundations, walls and trusses, etc.; improper maintenance and care; modification or alteration; normal weathering; or other adverse conditions beyond the control of the Firm Foundations, are expressly excluded from this Limited Warranty. **THIS LIMITED WARRANTY IS IN LIEU OF ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**
- j. Limitation on Damages: Owner agrees that Firm Foundations shall not be liable for any consequential or incidental damages related to defective materials, installation or any labor provided under this Contract and further agrees that Firm Foundations shall not be liable for damage to any utilities or structures to include: gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc.

Proposal: Longleaf CDD - Pavement Maintenance Proposal

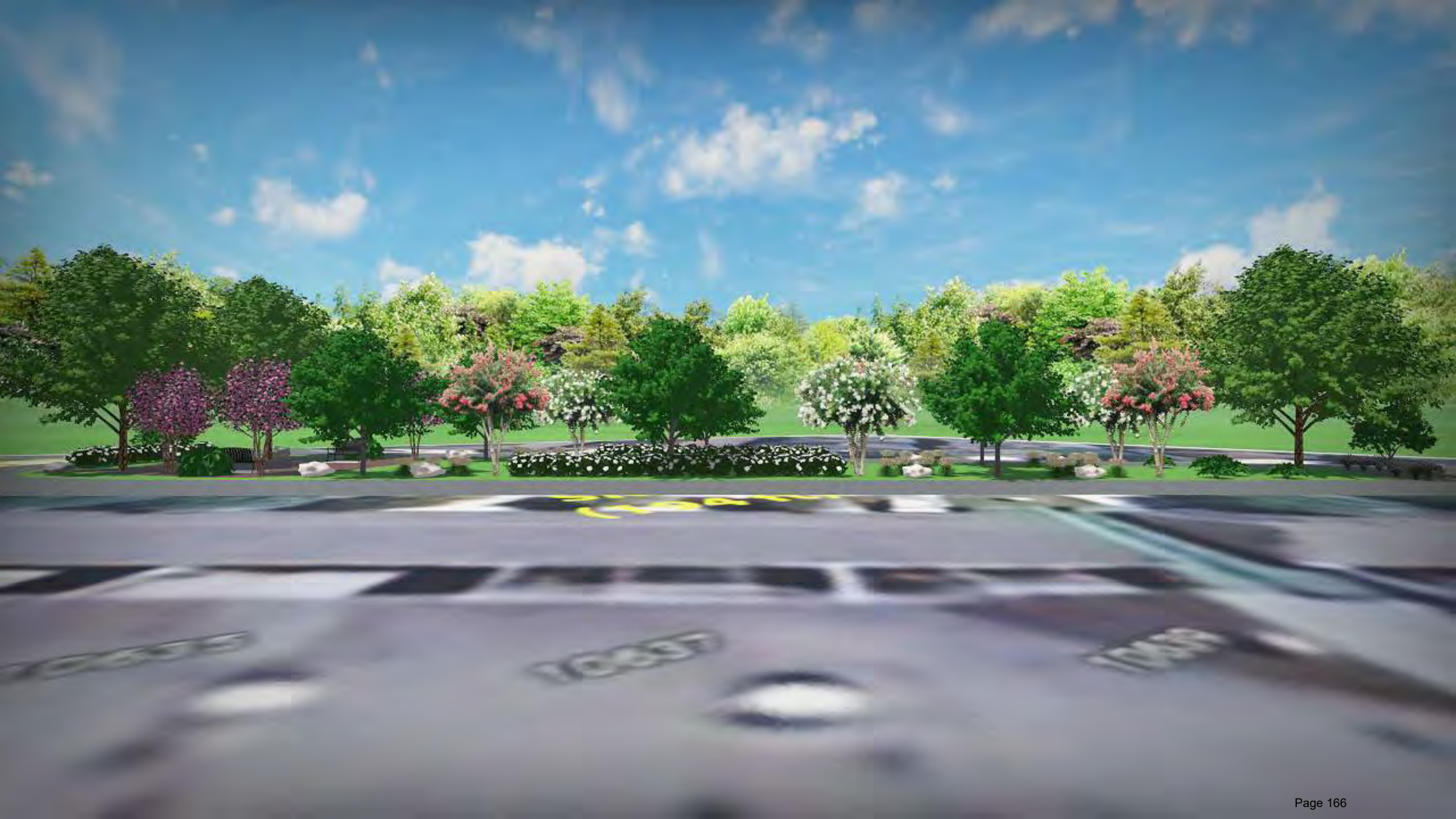


k. Indemnification. If Owner, or any of its agents, engineers, architects, contractors, subcontractors, suppliers or subsequent purchasers, brings a claim against Firm Foundations, then Owner shall indemnify and reimburse Firm Foundations for all damages, taxable court costs, other related but non-taxable costs and expenses, and reasonable attorney's fees, incurred by Firm Foundations defense of such claim(s).

Ninth Order of Business

9A

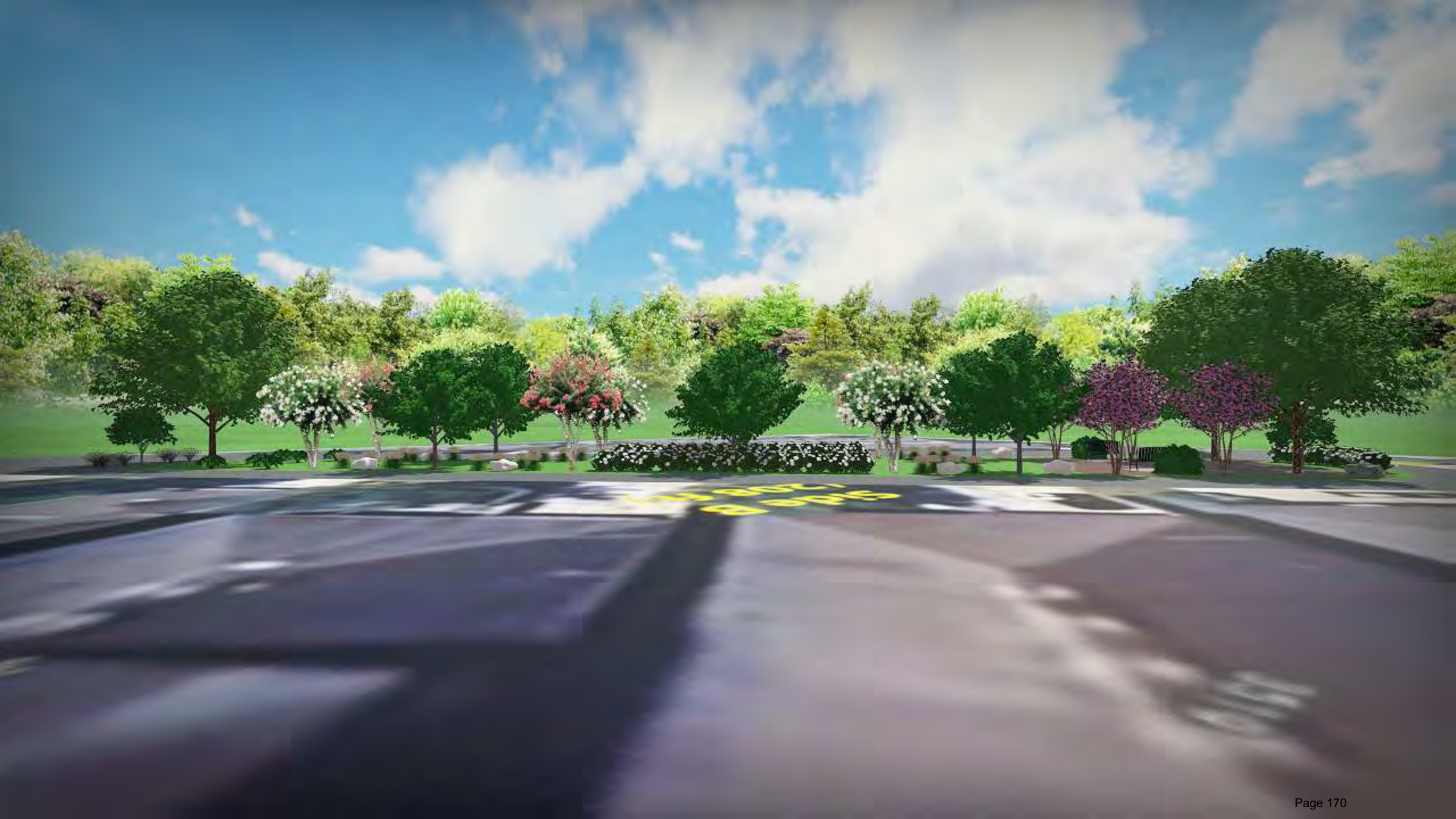
























QUOTE

Canterbury Farms

(727) 857-0242
14220 Thornwood Trail
Hudson, FL 34669
canterburyfarmsnursery.com

Longleaf Community Development

Fran Oreto
Customer # 31924
3141 Deland St
New Port Richey, FL 34655
(727) 808-9002
seat4@longleafcdd.org

Date	QUOTE #
6/28/2025	5931

Note: Arbor Park Estimate – This proposal includes a full-service cleanup of the existing garden beds to provide a more polished and refreshed appearance, consistent with the design shown in the provided renderings. All plants featured in the renderings are included in this estimate. Please note that sod and irrigation are not included. It is essential that all newly installed plants receive regular watering, especially during the first 90 days, to ensure proper establishment and long-term success.

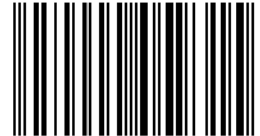
#	Item	Description	Qty	Unit Price	Ext. Price	Tax
1	8620	Landscape Removal & Bed Prep <i>Clean up existing garden beds</i>	1	200.00	200.00	
2	4048	Muhly Grass * 3G	6	4.50	27.00	
3	4098	Cardboard Palm 3G	7	18.00	126.00	
4	4053	White Fountain Grass * 3G	24	4.50	108.00	
5	7274	Viburnum * Walter's 'Densa' 3G	36	6.00	216.00	
6	5036	Jatropha Std 15G	2	115.00	230.00	
7	8618	Installation Of Plant Material <i>Installation of 3G Material</i>	1	850.00	850.00	
8	7975	Crape Myrtle 3 Cane Std Muskogee Lavender 30G	3	125.00	375.00	
9	1873	Crape Myrtle Multi 'Natchez' White 30G	3	95.00	285.00	
10	5021	Elm * Drake 30G	2	145.00	290.00	
11	3859	30G Installation <i>This estimate includes mulching around the base of all trees to help protect the trunks from potential damage caused by lawn maintenance equipment, while also supporting moisture retention and overall plant health.</i>	8	185.00	1,480.00	

#	Item	Description	Qty	Unit Price	Ext. Price	Tax
12	4934	Limestone Boulder	8	125.00	1,000.00	
13	8619	Per Yard Of Mulch - Installed <i>Pine Bark Refresh - Top dress existing pine bark for a cleaner look.</i>	15	75.00	1,125.00	

Subtotal 6,312.00

Total \$ 6,312.00**Balance Due \$ 6,312.00**

Ninety (90) day warranty on plants installed by Canterbury Farms professionals ONLY if adequate irrigation exists. Customer assumes full responsibility for watering/maintenance of plants from time of installation and/or purchase. Canterbury Farms is not responsible for any damage to or loss of plants, trees, or palms resulting from improper watering, maintenance, or act of God (such as, but not limited to drought, freeze, hurricane, lightning, or fire.)



9B



Security Services Proposal for

Longleaf CDD



PREPARED BY

James Hawkins
Jhawkins@TeamSignal.com

PREPARED FOR

Lisa Castoria
lisa.castoria@inframark.com





Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Served By: Signal of New Port Richey LLC
("Service Provider")
6014 U.S. Hwy 19, Suite 209
New Port Richey, FL 34652
James Hawkins
Phone: 813-385-6677
Email: Jhawkins@TeamSignal.com
License Number(s): B 3000019

Proposal Date: 2025-06-26
Good Through: 2025-07-10
Service Dates: 2025-06-28 - TBD

Security Location Longleaf CDD Lisa Castoria 3141 Deland St New Port Richey, FL 34655 Phone: 6562237011 Email: lisa.castoria@inframark.com	Bill To Longleaf CDD Lisa Castoria 3141 Deland St New Port Richey, FL 34655 Phone: 6562237011 Email: lisa.castoria@inframark.com	Management Company: Inframark Community Mgmt Payment Terms: Due on Receipt Minimum Annual Rate Increase: 5%
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Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	Total
Dedicated Guard I	0	0	0	0	0	8	8	16	\$503.04

Taxes are subject to change based upon jurisdiction.

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108	Services	\$503.04
	Weekly Total	\$503.04

Holidays: 1.5x Regular Rate
New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day

Description of Services

This proposal reflects services including 16 on-site dedicated hours a week. On-site dedicated hours will be scheduled as follows: 11 a.m. to 7 p.m. every Saturday and Sunday, with lunch breaks included.

Services include monitoring property for a variety of site-specific property violations such as:

- Loitering
- Trespassing
- Theft

Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering. Unlimited alert response will be included during dedicated hours. Client will be provided the local dispatch number.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

****All pool monitoring details will be billed weekly, post-service. Invoices are due upon receipt.****



SECURITY-SERVICES AGREEMENT
TERMS AND CONDITIONS

Services to Be Performed. Contractor shall furnish the following Services, if such be indicated on the first page of this Agreement, subject to the terms and conditions herein.

Community-Based Roving Patrol Tours. If so indicated on the first page of this Agreement, Contractor shall perform Community-Based Roving Patrol Tours, which shall consist of roving vehicle patrols of Customer's Location(s), manned by unarmed uniformed security officers, performed in accordance with the times, Location(s), and frequencies specified on the first page of this Agreement. Officers performing such tours shall (i) evaluate the Location(s) for criminal activity, vandalism, disorderly conduct, loitering or other nuisance behavior, lighting conditions and sprinkler operations; (ii) enforce parking and other of Customer's regulations for use of the Location(s); and (iii) conduct random foot patrols to check gates, doors, windows, or lights at Customer's Location(s).

Community-Based Dedicated Roving Patrol Tours. If so indicated on the first page of this Agreement, Contractor shall provide Community-Based Dedicated Roving Patrol Tours, which shall consist of Community-Based Roving Patrol Tours described above, dedicated exclusively to the Location(s) specified on the first page of this Agreement.

Armed Dedicated Roving Patrol Tours. If so indicated on the first page of this Agreement, Contractor shall provide Armed Dedicated Roving Patrol Tours, which shall consist of the services described as Community-Based Dedicated Roving Patrol Tours above, but shall be performed by armed law enforcement personnel or licensed and trained armed civilian security officers.

Dedicated Community-Based Security Services. If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Community-

Based Security Services, which shall consist of having unarmed uniformed officers manning security desks designated by Customer and conducting camera patrols via closed circuit television, if applicable, and/or foot patrols, in order to monitor the perimeter of the Location(s). The officers shall also provide escorts for employees, tenants, and customers as requested; conduct interior and exterior lighting and sprinkler assessments; respond to alarms; enforce parking and other of Customer's regulations for use of the Location(s); and use reasonable efforts to ban and bar individuals from the premises as directed by Customer.

Dedicated Armed Security Services. If so indicated on the first page of this Agreement, Contractor shall provide Dedicated Armed Security Services, which shall consist of the Dedicated Community-Based Security Services described above, but shall be performed by armed law enforcement personnel or licensed and trained civilian security officers.

For all Services indicated on the first page of this Agreement, Contractor shall (i) regularly post activity reports, noting the name of the security guard posting the report, the time of the report, the Location(s) patrolled, and any unusual incidents or hazardous conditions observed; (ii) provide Customer with secure access to such reports; and (iii) cooperate with investigations concerning incidents of criminal activity, provided that Customer shall compensate Contractor for time spent by Contractor with respect to such investigations, at the rates on the first page of this Agreement. All posted activity reports will be kept on file with Contractor for at least five years, but may thereafter be destroyed. Customer may request copies of such reports at any time before the expiration of such period and may arrange the delivery of such reports, at Customer's sole cost and expense.

If an incident occurs requiring the Customer's immediate attention, Contractor shall notify Customer as soon as practicable after learning of the incident by calling the Emergency Contact listed on the first page of this Agreement or such other persons as Customer may from time to time designate in writing to Contractor.

Delegation of Services. Contractor will delegate the performance of some or all of the Services to one or more of its franchisees, including without limitation the Service Provider(s) listed on the first page of this Agreement. Contractor's franchisees may likewise delegate the performance of Services. In the event that the Services contemplated in the Agreement are delegated to a Service Provider, such Service Provider is not executing the Agreement on behalf of the Contractor and the Service Provider's signature is confirmation that such Services to be provided under the Agreement have been delegated to the Service Provider pursuant to Section 2.

Security Standards. Contractor agrees that the Services covered by this Agreement shall be performed in accordance with generally accepted security practices and standards in the industry.

Duties of Customer. In support of the Services to be provided under this Agreement, Customer shall, at its expense, make adequate provision for the following: (i) advising Contractor of any and all hazards at the Location(s) and dangerous activities being conducted at the Location(s); (ii) maintaining the Location(s) free from unreasonable hazards and unreasonably dangerous activities; and (iii) providing training to all of Customer's employees and contractors as to the nature of Contractor's operations at the Location(s) and as to such other matters as may be reasonably requested by Contractor and/or necessary in order to allow Contractor to perform the Services.

Payment. For the Services Contractor provides hereunder, Customer agrees to pay Contractor according to the rates set forth on the first page of this Agreement. Contractor shall submit an invoice to Customer according to the schedule selected on the first page of this Agreement, but no less often than monthly. Customer shall remit payment in full for each invoice within fifteen (15) days after the date of such invoice. In the event that Customer should fail to make payment in full of any invoice when due, the amount due under such invoice shall bear interest at the rate of one and one-half percent (1 1/2 %) per month, or the highest rate allowed by law, whichever is less. Customer shall be liable to Contractor for all costs of enforcing the terms of this Agreement, including but not limited to attorney's fees.

Price Changes and Fuel Surcharges. Contractor may increase prices for Services or impose a fuel surcharge from time to time by giving notice to the Customer either in writing or by notation on a statement of account. If it objects to the changed price or fuel surcharge, Customer shall notify the Contractor in writing within thirty (30) days after the date of first notification of the change or surcharge. In the absence of such objection, the price change shall be deemed accepted by the Customer and shall be considered by the parties as a binding modification to this Agreement, and this Agreement, as so modified, shall remain in full force and effect. If the Customer timely objects, then the Contractor reserves the right to continue this Agreement in full force and effect without any price changes or fuel surcharge.

Term. The term of this Agreement shall commence on the Start Date, and shall continue until the End Date, unless sooner terminated pursuant to Section 8 of this Agreement.

Termination, Remedies.

This Agreement may be terminated by either party at any time in the event of a breach or a failure to comply with any covenant, term, or condition of this Agreement, but only after the non-breaching party has provided written notice of such breach or failure to comply and the same remains uncured for (i) fifteen (15) days after the non-breaching party gives such notice in the event of nonpayment of amounts due hereunder, or (ii) thirty (30) days after non-breaching party gives such notice in the event of any other breach hereunder.

Either party may terminate this Agreement for any reason upon providing a written thirty (30) days' notice to the other party.

In the event that Customer (i) should breach Section 4 of this Agreement; (ii) should breach any other covenant or obligation hereunder (other than failure to pay amounts due hereunder) and should fail to cure any such breach within fifteen (15) days after the non-breaching party gives notice of said breach; or (iii) should fail to pay any amounts it owes Contractor within thirty (30) days after the applicable invoice date, then Contractor may, in addition to any other remedy it may have by contract, at law or in equity, immediately cease performing Services hereunder.

Insurance.

Contractor shall maintain at all times during the term of this Agreement general liability insurance in occurrence from covering its activities hereunder with an insurance company or companies qualified to write such insurance in the state of Service Provider, with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate. Customer shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Contractor shall be delivered to Customer upon Customer's request.

Customer shall maintain at all times during the term hereof general liability insurance in occurrence form with an insurance company or companies qualified to write such insurance in the state(s) where the Location or Locations, as the case may be, are located, with limits not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) in the aggregate. Contractor shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Customer hereunder shall be delivered to Contractor immediately upon issuance by the insurer.

All policies of insurance required to be maintained by a party hereunder shall be renewed (and policies or certificates, together with evidence of payment of premiums, delivered to the other party immediately upon issuance by the insurer) at least thirty (30) days prior to the respective



expiration dates of such policies.

All of a party's policies of insurance described in Section 9 of this Agreement shall contain an endorsement requiring the insurer to give notice to the other party at least thirty (30) days prior to any cancellation, termination or amendment of the insurance policy.

Cooperation in the Event of a Claim. In the event that either party becomes aware of any alleged claim of injury or damage arising out of the performance of the Services, such party shall give the other party written notice within two (2) business days thereafter, stating the details of the incident sufficient to identify, if possible, the persons involved, the location and circumstances of the incident, and the names, addresses, and telephone numbers of available witnesses. Failure to provide such notice in a timely manner shall not result in liability to the party obligated to provide notice, except to the extent that such failure results in damage to the party entitled to receive such notice. The parties shall cooperate with one another in good faith in the handling of such claims, including any lawsuits or other proceedings, and in enforcing any right of contribution or indemnity.

Limitation of Liability. In no event shall either party be liable for any special, consequential, incidental, punitive, or exemplary damages or losses of any kind whatsoever arising out of this Agreement or the performance of the services, regardless of the theory of recovery, even if such party has been advised of the possibility of such loss or damage or if such loss could have been reasonably foreseen.

Non-Solicitation. During the term of this Agreement and for a period of one year thereafter, Customer shall not directly or indirectly entice, encourage or make any offer to employ, to hire, or to contract with: (i) any current employee, agent, franchisee, or employee or agent of any franchisee of Contractor; or (ii) any person who acted as an employee, agent, franchisee, or employee or agent of any franchisee of Contractor within the prior year.

Confidentiality. The parties acknowledge and agree that they may receive certain confidential information from the other party, including without limitation, the programs, protocols, business or strategic plans of the other party, and will also possess information relating to this Agreement, including but not limited to the compensation paid to Contractor hereunder (collectively, "Confidential Information"). The receiving party shall not at any time disclose the Confidential Information to any person, firm, partnership, corporation or other entity (other than employees, lenders, professional advisors, franchisees and subcontractors of the receiving party having a need to access the Confidential Information) for any reason whatsoever. Each party shall take actions necessary to ensure that its employees, lenders, professional advisors, franchisees and subcontractors having access to the Confidential Information do not disclose the Confidential Information. Confidential Information shall not include information which (i) was in the receiving party's possession prior to disclosure, (ii) is hereafter independently developed by the receiving party, (iii) lawfully comes into the possession of the receiving party, or (iv) is now or subsequently becomes, through no act or failure to act by the receiving party, part of the public domain. This Section 13 shall survive for a period of five (5) years from the expiration or termination of this Agreement.

Representations and Warranties. Each party covenants and warrants to the other that: (i) it is an entity duly formed, validly existing and in good standing under the laws of its jurisdiction of formation, (ii) it has the power and capacity to enter into, execute and perform its obligations under this Agreement in accordance with the terms and provisions hereof, and (iii) the execution and delivery of this Agreement have been duly authorized by all proper corporate action.

Entire Agreement. This Agreement shall constitute the entire agreement between the parties dealing with the subject matter hereof, and any prior understanding or representation of any kind preceding the date of this Agreement and dealing with the same subject matter shall not be binding upon either party, except to the extent incorporated in this Agreement.

Modification of Agreement. Except as provided in Section 6 herein, any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.

No Waiver. Waiver of any provision of this Agreement or the performance or enforcement thereof shall not constitute a continuing waiver of such provision or a waiver of any other provision of this Agreement. Any such waiver must be in writing duly signed by the waiving party to be effective.

Independent Contractors. The parties acknowledge that Contractor, its employees and subcontractors, and its franchisees and their employees and subcontractors are independent contractors providing Services to Customer, and nothing herein shall be deemed to constitute or be construed as making Contractor, its employees, or its franchisees or their employees to be agents or employees of the Customer.

Binding Effect. This Agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties.

Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nebraska, without regard to its conflict of laws rules. Contractor and Customer agree that any cause of action or litigation arising out of this Agreement shall be filed exclusively in federal or state court in Douglas County, Nebraska, and Contractor and Customer irrevocably consent to the jurisdiction of such courts. If a Service Provider initiates an action against Client and Contractor is not a party to such action, Service Provider may bring the action or litigation arising out of the Agreement in the federal or state court that is located closest to Service Provider's current office address.

Severability. The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

Notices. Any and all notices provided for herein shall be sufficient if given in writing and hand-delivered or sent by facsimile (with electronic confirmation), registered mail or certified mail to the address set forth for the applicable party on the first page of this Agreement, or such other address as a party may deliver to the other party in writing. Notice given by hand delivery shall be deemed given when delivered. Notice given by facsimile shall be deemed given on the next business day after such notice is sent. Notice given by registered or certified mail shall be deemed given on the third (3rd) day after such notice is sent.

Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, however all of which together shall constitute but one and the same instrument.

Survival. Sections 5, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, and 25 shall survive the expiration or termination of this Agreement.

Force Majeure. No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, acts of war or terrorism, riots, strikes, fires, explosions, accidents, governmental actions of any kind or any other causes of a similar character beyond its control and without its fault or negligence.

Assignment. Except as otherwise provided herein, the rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party, which consent will not be unreasonably withheld.



Headings. The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

AGREEMENT

By signing this contract, you are agreeing to the description of services herein and as listed in the "Security-Services Agreement Terms and Conditions" and promise to remit payment based on the above listed terms. "Security-Services Agreement Terms and Conditions" can be found at the following web address, https://teamsignalapps.com/proposal_form/proposals/terms_and_conditions.php?id=proposal-25ac9d910ffc5f44da8f645f761f9714-1747876978

Client Signer Block

I, _____, have read and agree to the aforementioned terms and contract details.

_____	_____	_____
Client Signature	Date	Title

Signal Signer Block

I, _____, have read and agree to the aforementioned terms and contract details.

_____	_____	_____
Signal Signature	Date	Title



9C



JUAN GONZALEZ
TRINITY PRESSURE WASHING & PROPERTY MAINTENANCE PRESSURE WASHING ROOF CLEANING, DRYER VENT
CLEANING, GUTTER CLEANING, WINDOW AND SCREEN CLEANING, PAVER SEALING, POOL CAGE AND POOL DECK
CLEANING, DRIVEWAYS AND SIDEWALKS CLEANING, HAULING TO DUMP, TREE TRIM, MINOR HANDYMAN,
CHRISTMAS LIGHTS AND HOLIDAY LIGHTS
7275348468
JGONZ4964@AOL.COM

QUOTATION

JUN 12, 2025

BILL TO: Longleaf CDD Hurricane Clean Up 2025

NUMBER: QUOT06122025

DATE: Jun 12, 2025

Description	Quantity	Unit price	Amount
LONGLEAF CDD 2025 HURRICANE CLEAN UP PROPOSAL WILL NOT EXCEED \$5000.00.	1	\$5,000.00	\$5,000.00

SUBTOTAL: \$5,000.00

TOTAL: \$5,000.00

PAID: \$0.00

Payment instructions

Check Venmo Zelle Cash

BALANCE DUE \$5,000.00

9D.



Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Phone: 813-873-7300

Date: 07/03/2025
Work Order # WOL1-1-2025
Customer ID: Longleaf CDD

Quotation valid until 08/03/2025

Prepared by: Howard Neal

Description		Unit Price	Quantity	Amount
Prepare and Execute A Formal Request For Proposals (RFP) For Landscaping Services At Longleaf Community Development District.		\$1,000.00	1	\$1,000.00
Approval of Dates and The Project Manual To Be Determined by The Board of Supervisors or Their Appointed Representative.				
Total	Labor and Materials			\$1,000.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Howard Neal
at Howard.Neal@Inframark.com

By: Howard Neal

By: _____

Date: 07/03/2025

Date: _____

Inframark

Longleaf CDD

Inframark
Offices - Celebration - Tampa
We are proud to provide a range of services for your community.

9E.



Aquatic Management Agreement

This Agreement, with an agreed upon service start date of _____, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Long Leaf Community Development District** (Hereinafter the “Customer”), c/o Inframark, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, FL 33544.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the terms and conditions of this agreement at the following location(s):

(70) Waterways	37,430 Linear Feet	38.58 Surface Acres @ NWL
-----------------------	---------------------------	----------------------------------

Contract Term: The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific waterway management services:

⇒ Monthly Maintenance Program for Aquatic Weeds/Algae	\$3,505.00/month
⇒ Invasive Non-Native Plant Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Inspection of Outflow Structures	Included
⇒ Pond Dye program (<i>Where Needed</i>)	Included
⇒ Pond/ Shoreline Trash and Debris Pick-Up**	Included
⇒ Water Testing (<i>See Addendum</i>)	Included
⇒ Monthly Service Reporting	Included
⇒ Aquatics Consulting	Included

Total Yearly Contract Amount Pond / Waterway Maintenance	\$42,060.00/year
---	-------------------------

Pond Maintenance - Twelve (12) inspections per year, with treatments performed as necessary. Follow-up treatments will be performed at no additional cost.

*****Trash and debris removal will consist of normal trash along pond shorelines and within 4' reach of the shorelines***

Weather Delays: Customer acknowledges that weather conditions—such as, but not limited to, rain, cloud cover, and wind—may result in service delays. In such cases, Blue Water Aquatics may be unable to perform services on the regularly scheduled date. The time required to complete work under this Agreement may vary depending on the duration and severity of the weather conditions. Blue Water Aquatics will use its best professional judgment to determine the appropriate services based on growth

Long Leaf CDD -WWM 06-20-2025

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



and site conditions at the time. Blue Water Aquatics shall not be held liable for delays or failure to perform services due to causes beyond its reasonable control.

Third-Party Fees: Customer agrees to reimburse Blue Water Aquatics for any processing fees incurred from registering with third-party compliance monitoring platforms and/or invoicing portals.

Payment Terms: Customer agrees to remit payment for services within thirty (30) days of the invoice date. Acceptable payment methods include Cash, Check, Money Order, Zelle, ACH, and Credit Card (a 3% processing fee applies to all credit card payments). Accounts more than thirty (30) days past due may result in a suspension of services. Customer remains responsible for all charges incurred from the start of service until written notice of termination is received by Blue Water Aquatics in accordance with this Agreement. Balances unpaid after sixty (60) days will accrue interest at a rate of 1.5% per month until paid in full.

Should Blue Water Aquatics pursue collection efforts for any outstanding balances, the Customer agrees to pay all associated costs, including but not limited to, reasonable attorney fees, court costs, and other related expenses.

Disclaimer: While every effort is made to inspect the property prior to service or proposal submission, unforeseen conditions may arise that were not apparent during the initial inspection. Such circumstances may require additional time or materials, which may result in costs beyond those outlined in this Agreement. Should this occur, the Customer will be notified of any such conditions and provided with an estimate for the additional costs.

Irrigation Restrictions: Customer understands that certain products used in pond and waterway treatments may carry irrigation restrictions. If the Customer utilizes water from the treated areas for irrigation, they must inform Blue Water Aquatics prior to entering into this Agreement. Any relevant irrigation restrictions will be noted in service reports. Blue Water Aquatics is not responsible for any damage resulting from the use of treated water for irrigation if prior notification was not provided.

Site Conditions: By signing this Agreement, the Customer affirms that they have disclosed all known and relevant site conditions necessary for the successful execution of the work. Such conditions may include access limitations, parking availability, staging areas, fencing, irrigation sourcing, gate codes, or other relevant factors.

Automatic Renewal: This Agreement will automatically renew for a term equal to the original term unless a written notice of termination is received.

Annual Price Adjustment: Beginning on the first anniversary of the Agreement's start date, and each year thereafter, the contract price will be adjusted based on the percentage increase of the Consumer Price Index (CPI-U) for All Urban Consumers, U.S. City Average, as published by the U.S. Department of Labor, Bureau of Labor Statistics.

Early Termination: If either party believes the other has materially breached this Agreement (excluding payment defaults), the aggrieved party must provide written notice of the breach. The breaching party shall have thirty (30) days from receipt of notice to remedy the issue and respond in writing. If the breach is not cured within this period, the non-breaching party may terminate the Agreement. Upon termination, Blue Water Aquatics is entitled to compensation for all services provided up to the termination date.

Long Leaf CDD -WWM 06-20-2025

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



Insurance: Blue Water Aquatics will maintain Workers' Compensation, General Liability, Automotive Liability, and Property & Casualty insurance. A Certificate of Insurance will be provided upon request. If the Customer requests a Waiver of Subordination be included, Customer agrees to cover any costs related to fees.

E-Verify Compliance: In accordance with Florida State Law, Blue Water Aquatics utilizes the federal E-Verify system for contracts with public employers and certifies compliance with Florida Statute 448.095.

Written Notices: All written notices required under this Agreement must be sent via Certified U.S. Mail, Return Receipt Requested, to the principal business address of the party being notified.

Addenda: Please refer to any attached map, survey, or report, where applicable.

Additional Services:

- a. Water chemistry testing may be performed at the sole discretion of Blue Water Aquatics to enhance the effectiveness of aquatic weed control treatments.
- b. Additional services requested by the Customer, such as trash removal, manual plant cutting/removal, or other manual maintenance, will be billed separately at current hourly labor and equipment rates.
- c. Blue Water Aquatics offers various other additional services such as fountain and aeration, midge fly control treatments, erosion control remediation and marsh master mowing. Please call the office for more information and pricing proposals.

Aquatic Consulting: Blue Water Aquatics offers consulting services and aquatic demonstrations by appointment to assist with understanding lake and waterway issues and the recommended solutions.

Chris Thompson, President
Blue Water Aquatics, Inc.

Customer Signature

Printed Name & Title

06/25/2025

Date

Date



**Survey Sheet
LONG LEAF CDD
Site & GEP Surveyed**

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
1	190	0.06
2	245	0.08
3	315	0.10
4	370	0.18
5	220	0.07
6	170	0.05
7	340	0.18
8	215	0.07
9	210	0.07
10	345	0.24
11	575	0.23
12	440	0.19
13A	450	0.15
13B	140	0.03
13C	200	0.07
14	350	0.14
15	285	0.12
16	235	0.09
17	180	0.05
18A	260	0.10
18B	740	0.20
18C	195	0.04
19	195	0.07
20	190	0.06
21	1,640	4.14
22	3,695	8.33
23	445	0.25
24	580	0.38
25A	330	0.11
25B	1,135	0.84
26A	185	0.06
26B	225	0.08

Long Leaf CDD -WWM 06-20-2025

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

Survey Sheet (Continued)
LONG LEAF CDD

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
27	335	0.15
28	570	0.46
29	200	0.06
30	205	0.06
31	1,335	0.55
32	230	0.07
33	205	0.06
34	210	0.06
35	110	0.02
48	2,785	4.04
49	1,255	1.16
50	1,330	1.23
51	665	0.60
52	1,310	0.77
53	1,450	1.85
54	960	1.04
55	995	1.43
56	960	1.25

Wetland Buffer Areas:

36	2,850	0.22
37	150	0.01
38	2,950	0.31
39	590	0.05
40	2,540	0.34
41	1,125	0.39
42	1,235	0.09
43	3,925	0.81
44	6,680	1.03
45	6,210	0.85
46	5,330	0.71
47	920	0.04

Long Leaf CDD -WWM 06-20-2025

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

Survey Sheet (Continued) LONG LEAF CDD

<u>POND #</u>	<u>Linear Feet</u>	<u>Surface Acres @ NWL</u>
<i>New Phase Ponds:</i>		
57	775	0.70
58	625	0.52
59	840	0.68
60	2,150	3.54
61	985	0.99
62	880	0.44
63 (sump)	205	0.06
64	570	0.31
Total	37,430	38.58

LONG LEAF CDD Site Map



Long Leaf CDD -WWM 06-20-2025

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com

SEVEN SPRINGS GOLF & COUNTRY CLUB VILLAS A CONDOMINIUM

Seven Springs Villas Association

Sakara Pl

FAIRWAY SPRINGS

Adrianna's Exotic Bird and Animal Rescue

English Way

ELLINGTON ESTATES NORTH

SIENNA WOODS

Havana Dreamers Gate

Google Earth

Long Leaf CDD

Ponds = YELLOW

Wetland Buffers = Green





Serving Florida



CLEARVUE ~Environmental~

P.O. Box 270675
Tampa, FL 33688
813-540-0590

ds.clearvuefl@gmail.com

AQUATIC MANAGEMENT AGREEMENT

This Agreement, made this _____ day of _____, 20_____, is between Clearvue Environmental LLC,
hereafter called "Contractor" and

NAME _____

ADDRESS _____

CITY : _____

STATE _____

ZIP _____

PHONE _____

The Customer agrees as follows:

- (1) Contractor agrees to manage lakes and/or waterways for a period of Twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Fifty One (51) Ponds and Twelve (12) Buffer Zones under the control and supervision of Longleaf CDD, Port Richey, FL.

This agreement is to reflect (43) existing ponds, with adding (8) new additional ponds. Total (51) ponds.

Service program includes Twelve (12) treatments as needed for the control of invasive vegetation and algae.

- (2) CUSTOMER agrees to pay CONTRACTOR the following sum for specified aquatic management services:

A. Submerged and floating vegetation control	\$ Included
B. Shoreline invasive vegetation control	\$ Included
C. Algae Control	\$ Included
D. Call Back service \$175.00	\$ Upon request
E. Two million dollars liability insurance	\$ Included
F. All services performed by a state certified technician	\$ Included
G. Service reports issued after each visit	\$ Included
H.	\$

TOTAL OF SERVICES TO BE PERFORMED

\$ 3180.00

\$ 3180.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance of services being performed in 11 monthly installments of \$ 3180.00 plus any sales or use tax Including without limitation, fees or charges that are imposed by any governmental authority relating to the service provided under this Agreement.

- (3) CONTRACTOR agrees to use products which have demonstrated a wide margin of safety to fish and wildlife and which are generally used in the State of Florida.

- (4) CONTRACTOR agrees to commence treatment within (30) days, weather permitting from the date of receipt of this Agreement and/or required government permits.

- (5) The offer contained herein shall terminate automatically unless executed and returned by CUSTOMER to CONTRACTOR on or before August 7, 2025

- (6) The terms and conditions appearing on the reverse side shall be made part hereof and we are incorporated herein by reference.

CONTRACTOR

CLEARVUE ENVIRONMENTAL LLC

Signature

DANIEL STROUS (OWNER)

Printed Name

Daniel Strous

Dated

July 7, 2025

CUSTOMER

Signature

Printed Name

Dated

1. The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when appropriate.
 - a. Periodic treatments to maintain reasonable control of nuisance floating, emerged and submersed aquatic vegetation and algae. Examples of undesirable vegetation may include, but are not limited to: hydrilla, bladderwort, water hyacinth, algae, naiad, water lettuce and duckweed. (CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.)
 - b. When deemed necessary by CONTRACTOR and approved by CUSTOMER, the planting and/or preservation of certain varieties of plants, which, for various reasons, help maintain ecological balance.
2. Under the Shoreline Grass and Brush Control Program, CONTRACTOR will treat border vegetation to the water's edge including, but not limited to cattails, torpedo grass and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
3. The effective date of this Agreement is the first day of the month in which services were first provided. Termination by CUSTOMER or CONTRACTOR shall be by thirty (30) day written notice received at least thirty (30) days prior to effective date of termination, which shall always be the last day of the month. However past due balances can result in immediate termination by CONTRACTOR.
4. Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. CONTRACTOR will notify CUSTOMER of such restrictions verbally and/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provisions of this Agreement, CONTRACTOR does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
5. CONTRACTOR agrees to provide assistance in obtaining any and all aquatic weed control permits necessary in performing all work under this agreement. Furthermore, CONTRACTOR agrees to comply with all rules and regulations of any governmental, administrative or regulatory body under whose jurisdiction the work under this Agreement falls, and agrees to indemnify CUSTOMER for any violation of any rule or regulation of any of the said governmental, administrative or regulatory bodies.
6. CONTRACTOR shall maintain the following insurance coverage and limits; (a) Automobile Liability, (b) Comprehensive General Liability including Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. CUSTOMERS requesting special or additional insurance coverage and/or language shall pay the resulting additional premium to CONTRACTOR to provide such coverage.
7. CUSTOMER warrants that he is authorized to execute the Aquatic Management Agreement on behalf of the riparian owner and to hold CONTRACTOR harmless for consequences of such service arising out of the sole negligence of CONTRACTOR.
8. The monthly amount will remain the same for the entire term of the original Agreement. The annual investment amount has been spread over a twelve (12) month period; individual monthly billings do not reflect the fluctuating seasonal costs of service.
9. CONTRACTOR agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of CONTRACTOR. However, CONTRACTOR shall in no event be liable to CUSTOMER or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be AUTOMATICALLY RENEWED for a period equal to its original term unless terminated by either party. Termination shall be by written notice received by CONTRACTOR at least thirty (30) days prior to the effective date of the termination.
11. If required, CONTRACTOR may adjust the monthly investment amount after the original term. CONTRACTOR will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is not able to agree with the adjustment, then CONTRACTOR shall have the option of terminating the Agreement at no penalty to CUSTOMER.
12. CONTRACTOR reserves the right to impose a service charge of one and one-half percent (1 1/2%) per month on past due balances and/or cancel the Agreement. If cancellation does occur, there may be a start-up charge of fifty percent (50%) of normal monthly investment for each month that service is suspended.
13. Should it become necessary for CONTRACTOR to bring action for the enforcement of the Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fees (including those on appeal) and court costs, and all other expenses incurred by CONTRACTOR resulting from such collection action.
14. This Agreement is not assignable by CUSTOMER, except upon prior written consent by CONTRACTOR.
15. This Agreement constitutes the entire agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both CONTRACTOR and CUSTOMER.
16. All notices required hereunder shall be sent certified mail, and/or email with return receipt requested to the address of CUSTOMER and CONTRACTOR as set forth on page one of the Agreement. Either party may change the address to which notices are sent by written notice sent to the address set forth on page 1 in the manner provided therein.
17. This Agreement shall be governed by the laws of the State of Florida.

2025

STEADFAST

ENVIRONMENTAL



INFRAMARK

Proposal for Pond Maintenance:

Longleaf CDD

3141 Deland Street, New Port Richey, FL 34655



July 2nd, 2025

Inframark Infrastructure Services

2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Attn: Lisa Castoria

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Longleaf CDD.

Program to consist of areas #1-55 (35+8 stormwater ponds & 12 mitigation zones) as indicated on attached map.

Area to be serviced measures 31,546 LF / 31.73 AC of Waterway & 17,140 LF of Conservation Buffer

Occurrence: **1 events/month October-April;**
2 events/month May-September

Annual Cost: **\$41,450.00**
(\$3,100.00 October-April)
(\$3,950.00 May-September)

Special services can also be provided outside of the routine monthly maintenance at the Boards request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2025.

Kevin Riemensperger
Steadfast Representative

Aquatics Division Manager
Title

Signature of Owner or Agent

Title



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast_____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

9F.



Longleaf Community Development District
 3141 Deland Street
 New Port Richey, Florida 34655

Quote #5352

Sent on 07/02/2025
 Phone 813.931.4741
 Email omegaoffice@verizon.net
 Website www.omegatreestampabay.com
 Client Phone 727-846-3689
 Projected Completion 2-3 Weeks

Projected Man Hours 2.0

Quote The Omega Team thanks you for your consideration in using our service.

From Omega Field Enterprises
 23110 SR 54, Ste 284
 Lutz, FL 33549

Service Address 3141 Deland Street
 New Port Richey, Florida 34655

Product/Service	Description	Qty.	Unit Price	Total
Pruning (Class III)	Raise & Balance Oak trees along and inside fence of volleyball & basketball court away from fence.	4	\$450.00	\$1,800.00*
Trimming (Raise)	Raise hardwoods around tennis court away from perimeter of fence of Volleyball and Tennis Courts for clearance.	1	\$1,400.00	\$1,400.00*
Trimming (Raise)	Raise problematic hardwood limbs extending streets for specific targeted zones within Longleaf community to at minimum 15 height. Pruning to be conducted with Longleaf Community Manager coordination. Primary focus on Town Blvd in front of Longleaf Elementary and Pioneer Green/Community Center area. Ensure all street signs are clear of excess foliage for visibility. Priority of effort is for emergency vehicles, street light exposure and dead limb risk. (See attached Job Layout for specific zones of concern	1	\$11,400.00	\$11,400.00*
Pruning (Class III)	Raise & Deadwood Oak Branches extending over Pioneer Green sidewalks and green spaces for safety	1	\$2,250.00	\$2,250.00*
Debris Removal JS	Remove all debris from work site	1	\$0.00	\$0.00

* Non-taxable

Total **\$16,850.00**

Arborist Comments (FL-6712A): All pruning/clearing conducting in accordance with ANSI 300 standards (Tree, shrub and other woody plant maintenance). All work conducted in order to minimize environmental impacts and no more than 30% live foliage removed from existing protected trees.

Pricing established as a single-scope of work, modifications to specific line item tasks will result to individual price changes

This quote is valid for the next 30 days, after which values may be subject to change.



Longleaf Community Development District
3141 Deland Street
New Port Richey, Florida 34655

Quote #5352

Sent on 07/02/2025

Phone 813.931.4741

Email omegaoffice@verizon.net

Website www.omegatreestampabay.com

Client Phone 727-846-3689

Projected 2-3 Weeks
Completion

Projected Man 2.0
Hours

Quote The Omega Team thanks you for
your consideration in using our
service.

From Omega Field Enterprises

23110 SR 54, Ste 284

Lutz, FL 33549

Service Address 3141 Deland Street
New Port Richey, Florida 34655

Signature: _____ **Date:** _____

9G.

PREPARED FOR:

Longleaf Community

Development District



Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Longleaf Community Development District Reserve Study Proposal

Lisa Castoria

District Manager

Longleaf Community Development District
Reference #1547

3141 Deland Street
New Port Richey, FL 34655

30+
YEARS OF
EXPERIENCE

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. Custom Reserve's takes great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. Custom Reserve's listen to its clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, Custom Reserve's always listen and hear your concerns.
- **Industry-leading experience** in all varieties of associations, community development districts, cooperatives commercial properties, and more! With over 25 years of experience in the industry, Custom Reserve's take the guess work out of budget season.
- **Timely contract completion** is a must. Custom Reserve's understands how important your receivables can be for budget and community meetings. Custom Reserve's takes great care in saying what it means and meaning what is said when it comes to delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study should be updated periodically to keep up to date with changes in construction costs, inflation and interest rate, and new technology. Custom Reserve's puts our client relationships at the forefront of our core values.

Longleaf Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

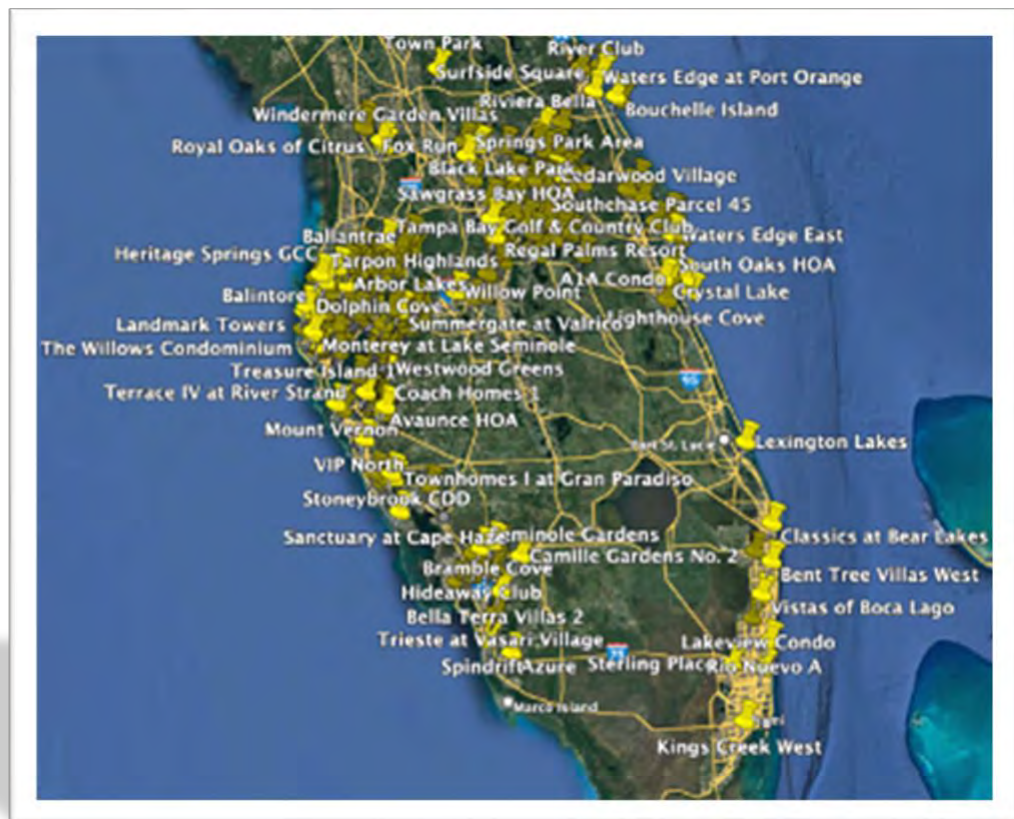
- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

Click Here

For More Information



Florida Clients Served



Longleaf Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool	Pool, Fence, Metal, Replacement	5	!	2028
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	5	!	2028
Pool	Pool, Structure and Deck, Total Replacement	5	!	2028
Pool	Pool, Trash Receptacles	5	!	2028

Easily view
components by
**Condition and
Urgency**

PROPERTY COMPONENT MODEL	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
COMPONENT	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Ge, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
Is					O
Is)			X		
and Associated Components					O
Downspouts, Serving Cluster Homes				O	
System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view
components by
**Funding Source and
Responsibility**

Longleaf Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Longleaf Community Development District

Reserve Study Proposal

When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Longleaf Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations HVAC Equipment Interior Renovations Roof Windows and Doors
Pool	Deck Fence Finishes (Plaster and Tile) Furniture Mechanical Equipment
Property Site	Asphalt Pavement Baseball Field Bike Path Concrete Flatwork Fences Irrigation System Lighting Mailbox Stations Pavilions Playground Equipment Ponds Soccer Field Storm Water System Signage Recreational Courts

Longleaf Community Development District Reserve Study Proposal

REF #: 1547

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is **\$6,100.**

Available option below:

 ☐ **Reserve Plan Software** **\$450**

Annual subscription for Reserve Plan software allows users to adjust for various scenarios.

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the community and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com



Accepted By

Title

Date

Longleaf Community Development District

Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Ballantrae Community Development District is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

Terra Bella Community Development District is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

Legends Bay Community Development District is a local unit of special purpose government located in Bradenton, FL, 250 homes established in 2007 that contains subsurface utilities, ponds, signage, fences and perimeter walls.

Suncoast Meadows Master Association is a planned unit development located in Land O' Lakes, FL and is responsible for the common elements shared by 487 property owners. Suncoast Meadows was established in 2007. The development contains clubhouse, pool and property site components.

Property Wellness Reserve Study Program Proposal Level I Reserve Study

Longleaf Community Development District
New Port Richey, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why districts turn to Reserve Advisors. As your property wellness consultants, our reserve study helps districts understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.



Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"Tamara is very communicative and easy to talk to. She always answers my questions and continues to take my calls. She showed authentic empathy for our homeowners and worked with us to adjust the report due to the upcoming work we have going on at my property. Based on my experience with her alone, I would recommend Reserve Advisors."

Keanna Moss, General Manager
Ventana Condominium Association, Inc.
Tampa, Florida



"Taylor was extremely helpful and knowledgeable in all aspects of our assets, infrastructure, roads, etc. He was quick to respond with questions, requests and concerns. And, he took his time with us during our initial meeting and was sure to answer all of our questions"

Candy Bailey-Gray, Treasurer
Paradise Island Co-Op, Inc.
Largo, Florida

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed / Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION / COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Longleaf Community Development District comprises approximately 640 homes. This study will exclude Neighborhood 4, currently under construction. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Irrigation System, Landscaping, Mailboxes, Sport Courts (Two Tennis/Pickleball, One Basketball), Baseball Field, Ponds (54), Playground and Parks (6), Pool including Fence, Deck, Mechanicals, etc., Townhall with Kitchen, Office, Rest Rooms and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your CDD's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

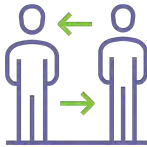
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 6/30/2025, for a Reserve Study, is valid for 90 days.

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I) This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.	\$8,500.00
We provide ongoing, tailored support—at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions—ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total \$8,500.00

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Lingleaf Community Development District

Ref: 101188

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 6/30/2025, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



**Full Reserve Study
For
XYZ Condominium Association, Inc.
City, Florida
August 3, 2020**

Report Number: 2022.08.03.654

www.reservestudyinstitute.com | (904) 568-2839

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REPORT SUMMARY

As a member of the Association's Board of Directors, you are responsible for maintaining common areas of the Association's physical property. This report is intended to assist you in the development of the Association's capital budget for current and future reserve fund contributions. The goal of the study is to assist you in maintaining the Association's reserve above an adequate, but not excessive, threshold during one or more years of significant expenditures.

We present our findings and recommendations in the following report sections:

- **Executive Summary** – Provides a snapshot of the Association's reserve study, highlighting significant findings and conclusions.
- **Physical Analysis** – Includes list of the reserve components, useful life, remaining useful life, and a schedule of items excluded from the study.
- **Financial Analysis** – Includes the percent funded, 30-year reserve expense forecast, and the recommended funding plan.
- **Photographs** – Schedule of photographs of components taken during site visit.
- **Methodology** – Details the process of developing the Reserve Study, which includes descriptions of the methods, materials, and guidelines used preparation of physical and financial analysis of the study.
- **Statement of Limitations and Assumptions** – Describes the limitations and assumptions made when conducting this study and in preparation of this report.
- **Professional Experience** – Contains the professional experience of the individuals who prepared this study.
- **Glossary** – Contains definitions of terms used in the Reserve Study.

Executive Summary

General Information

Association Name: XYZ Condominium Association, Inc. (XYZ Condo)

Location: City, FL

Project Description: Condominium

Type of Study: Level 1 – Reserve Study

Site Visit: July 1, 2020

Number of Units: 431

Project Summary

Funding Strategy Recommended: The Funding Goal of this Reserve Study is to maintain reserve above an adequate, not excessive threshold during years of significant expenditures.

<i>Inflation Rate</i> ¹	2.52%
<i>Interest Rate</i> ²	0.19%
<i>Cash Status of the Reserve Fund Balance</i> ³	\$1,555,510
<i>Full Funded Balance</i>	\$2,760,038
<i>Percent Funded</i>	56%
<i>Special Assessments</i>	None

¹ Inflation rate is based upon the average annual increase of the Consumer Price Index (CPI) over the last 30-years as published by the US Bureau of Labor Statistics (www.labor.gov)

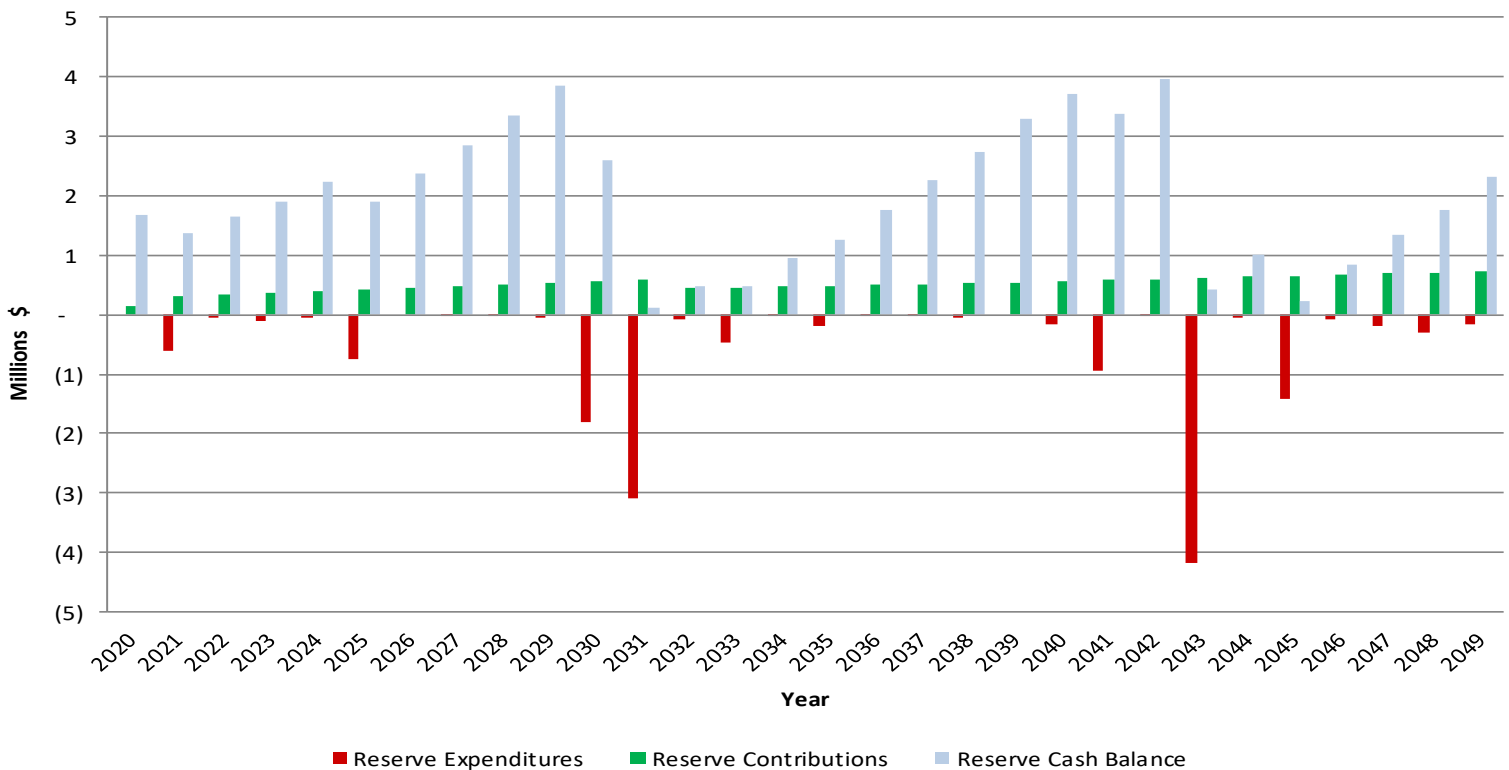
² Interest rate is based on 3-year Treasury Note as published by the U.S. Treasury (www.treasury.gov)

³ Information in relation to the association's finances were supplied by the association's representative and is not audited. Balance as of July 8, 2020.

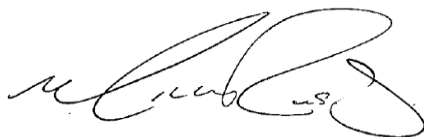
Recommended Reserve Funding: The Association budgeted \$262,500 for reserve contributions in 2020. We recommend that the Association adopt reserve contributions of \$300,000 in 2021 with steady annual increases of \$30,000 until 2031 to fund anticipated elevator and painting and waterproofing exterior stucco of buildings in 2030 and 2031, respectively. The Association can then reduce reserve contributions to \$445,500 and increase 3% annually thereafter. The Association will have funded the most significant anticipated expenditures related to painting and waterproofing exterior stucco of buildings. The goal of this particular reserve funding plan is to prevent the year end reserve balance from falling below \$416,000 during threshold funding years. The recommended year 2021 reserve contribution of \$300,000 is equivalent to an average monthly contribution of \$58.01 per owner.

Recommended Reserve Funding Table								
Year	Reserve Contributions (\$)	Reserve Cash Balance (\$)	Year	Reserve Contributions (\$)	Reserve Cash Balance (\$)	Year	Reserve Contributions (\$)	Reserve Cash Balance (\$)
2022	131,250	1,689,840	2032	570,000	2,650,644	2042	564,346	3,867,332
2023	300,000	1,378,846	2033	600,000	240,817	2043	581,276	3,548,544
2024	330,000	1,659,589	2034	445,500	604,127	2044	598,715	4,146,275
2025	360,000	1,906,735	2035	458,865	614,048	2045	616,676	782,246
2026	390,000	2,247,237	2036	472,631	1,080,563	2046	635,176	1,367,402
2027	420,000	1,922,382	2037	486,810	1,397,301	2047	654,232	665,563
2028	450,000	2,373,182	2038	501,414	1,895,342	2048	673,859	1,271,307
2029	480,000	2,852,269	2039	516,457	2,402,136	2049	694,074	1,789,808
2030	510,000	3,350,230	2040	531,950	2,886,311	2050	714,897	2,215,702
2031	540,000	3,860,184	2041	547,909	3,440,225	2051	736,344	2,804,298

Recommended Reserve Funding Graph



Respectfully submitted on August 3, 2020 by
RESERVE STUDY INSTITUTE, LLC



Michael H. Russ Jr., Reserve Analyst
Visual Inspection and Report by: Michael H. Russ, Jr.

PHYSICAL ANALYSIS

The Physical Analysis section details the reserve components and also provides information about items excluded from the reason study. Our recommendation is but one scenario, and is not intended to represent the only means of achieving the association's goals. We recommend that the Board of Directors use the following information as a guide in planning for their future objectives.

Identification of Reserve Components

We have segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property:

- Reserve Components
- Excluded Components
- Repairs and Replacements Funded from Operating Budget
- Property Maintained by Owners
- Property Maintained by Others

Reserve Components

The following table identifies all Reserve Components that meet the criteria to be included in the study that we identified.

RESERVE COMPONENT INVENTORY

Category	Component	Quantity	Unit of Measure	Useful Life	Remaining Useful Life	Unit Cost	Current Cost	Current Fully Funded Balance
Building Elements	Exterior Stucco, Paint and Waterproofing	360,000	Square Feet	10 to 12	11	\$6.50	\$2,340,000	\$195,000
Building Elements	Elevators	18	Each	20 to 30	10	\$75,000.00	\$1,350,000	\$900,000
Building Elements	Carpet	70,000	Square Feet	to 20	1	\$8.00	\$560,000	\$532,000
Building Elements	Roof, Flat	675	Squares	20 to 30	5	\$900.00	\$607,500	\$506,250
Building Elements	Air Conditioner, Roof	3	Each	15 to 20	3	\$1,500.00	\$4,500	\$3,825
Building Elements	Guard Rail, Aluminum	432	Each	30 to 40	13	\$750.00	\$324,000	\$218,700
Building Elements	Backflow Preventor	3	Each	to 25	2	\$8,000.00	\$24,000	\$22,080
Building Elements	Fire Safety Guillotine	9	Each	to 25	1	\$1,500.00	\$13,500	\$12,960
Building Elements	Entry Door, Steel	9	Each	25 to 35	2	\$1,000.00	\$9,000	\$8,486
Building Elements	Pump Station	9	Each	15 to 20	12	\$7,000.00	\$63,000	\$25,200
General Site Elements	Parking Garage, Lattice, Wood and Vinyl	9,000	Square Feet	25 to 30	4	\$3.00	\$27,000	\$23,400
General Site Elements	Security House, Concrete and Stucco	300	Square Feet	50 to 100	25	\$100.00	\$30,000	\$22,500
General Site Elements	Air Conditioner, Security House	1	Each	15 to 20	7	\$5,000.00	\$5,000	\$3,250
General Site Elements	Playground Equipment	1	Each	to 30	18	\$15,000.00	\$15,000	\$6,000
General Site Elements	Floating Dock, Wood	320	Square Feet	to 15	2	\$15.00	\$4,800	\$4,160
General Site Elements	Floating Dock, Platform	1	Each	30 to 40	20	\$12,000.00	\$12,000	\$6,000
General Site Elements	Floating Dock, Ramp, Aluminum	1	Each	to 50	20	\$10,000.00	\$10,000	\$6,000
General Site Elements	Tennis Court, Hard Court	14,400	Square Feet	7 to 10	5	\$1.25	\$18,000	\$9,000
General Site Elements	Tennis Court, Lights	8	Each	15 to 20	3	\$1,250.00	\$10,000	\$8,500
General Site Elements	Fence, Chain Link and Windshield	750	Linear Feet	to 25	4	\$29.00	\$21,750	\$18,270
General Site Elements	Exterior Parking Lights and Light Poles	22	Each	15 to 20	10	\$1,800.00	\$39,600	\$19,800
General Site Elements	Concrete Curbs and Sidewalks, Partial	303	Square Feet	to 65	5	\$8.00	\$2,424	\$2,238
General Site Elements	Asphalt Pavement, Mill and Overlay, Phased	5,833	Square Yard	20 to 25	3	\$12.00	\$70,000	\$61,600
General Site Elements	Asphalt Pavement, Crack Repair, Seal, and Coat	5,833	Square Yard	3 to 5	5	\$1.70	\$9,917	\$0
General Site Elements	Fire Sprinkler Station	1	Each	20 to 30	1	\$25,000.00	\$25,000	\$24,167
General Site Elements	Lift Station	2	Each	15 to 20	9	\$15,000.00	\$30,000	\$16,500
General Site Elements	Signage, Front	2	Each	30 to 50	15	\$7,000.00	\$14,000	\$9,800
General Site Elements	Security Automatic Gate, Aluminum	7	Each	30	20	\$6,000.00	\$42,000	\$14,000
General Site Elements	Security Automatic Gates Motor	3	Each	15 to 25	5	\$4,000.00	\$12,000	\$9,600
General Site Elements	Fencing, Aluminum	800	Linear Feet	30	15	\$45.00	\$36,000	\$18,000
Pool Elements	Pool and Hotub, Re-Marcite	800	Square Feet	15	14	\$7.00	\$5,600	\$373
Pool Elements	Pool Pump and Heater System	1	Each	15 to 20	10	\$25,000.00	\$25,000	\$12,500
Pool Elements	Pool Area, Pavers, Stone, Partial	225	Square Feet	50	5	\$10.00	\$2,250	\$2,025
Pool Elements	Gazebo, Wood	208	Square Feet	15 to 25	5	\$50.00	\$10,400	\$8,320
Pool Elements	Outdoor Kitchen and BBQ, Replacement	1	Each	30	2	\$12,000.00	\$12,000	\$11,200
Pool Elements	Bathrooms	2	Each	30	28	\$20,000.00	\$40,000	\$2,667
Fitness Center Elements	Fitness Equipment	10	Each	15 to 20	15	\$3,000.00	\$30,000	\$7,500
Fitness Center Elements	Air Conditioner	1	Each	15 to 20	8	\$5,000.00	\$5,000	\$3,667
Clubhouse Elements	Kitchen, Replacement	1	Each	30	26	\$15,000.00	\$15,000	\$2,000
Clubhouse Elements	Air Conditioner	1	Each	15 to 20	10	\$5,000.00	\$5,000	\$2,500
Other Elements	Reserve Study Update without Site Visit	1	Allowance	1	1	\$1,500.00	\$1,500	\$0

TOTALS \$5,881,741 \$2,760,038

Excluded Components

Excluded Components do not have predictable Remaining Useful Lives within the scope of this study – i.e., within 30 years. The Board should budget for infrequent repairs for these items from the Operating Fund. We identify the following Excluded Elements as excluded from reserve funding at this time.

- **Concrete Sidewalks, Replacement** – Concrete sidewalks have a useful life expectancy of up to 65 years. Although the replacement costs are not included in this study, we have included periodic repairs and maintenance and made an adjustment for premature failure to be conservative since the costs are significant.
- **Pipes, Subsurface Utilities, Lateral** – Subsurface pipes and other elements have a useful life that is greater than 30 years and is generally unpredictable as to when repairs and replacement will be required.

Repairs and Replacement Funded from Operating Budget

- General Maintenance to the Common Elements
- Expenditures less than \$10,000 (except for reserve study expense)
- Landscaping
- Light Fixtures, Interior
- Irrigation Repairs and Maintenance
- Fitness Equipment Repairs and Maintenance
- F.O.B. readers, Repairs and Replacement
- Gazebo Repairs, Partial
- Gazebo Maintenance
- Paint Finishes, Touch Up
- Pipes, Interior Building, Water and Sewer, Manifold
- Pipes, Subsurface Utilities, Laterals, Inspections
- Playground Maintenance
- Pool Maintenance
- Pool Repairs, Partial
- Pool Furniture
- Smoke Detectors and Alarms
- Tree Trimming
- Other Repairs Normally Funded Through the Operating Budget

Property Maintained by Owners

- Windows and Entry Doors
- Interior of Unit
- Air Conditioning Units



Property Maintained by Others

- Boat Slips (Other)
- Water Ways, Lakes, and Canals (Miami-Dade County)

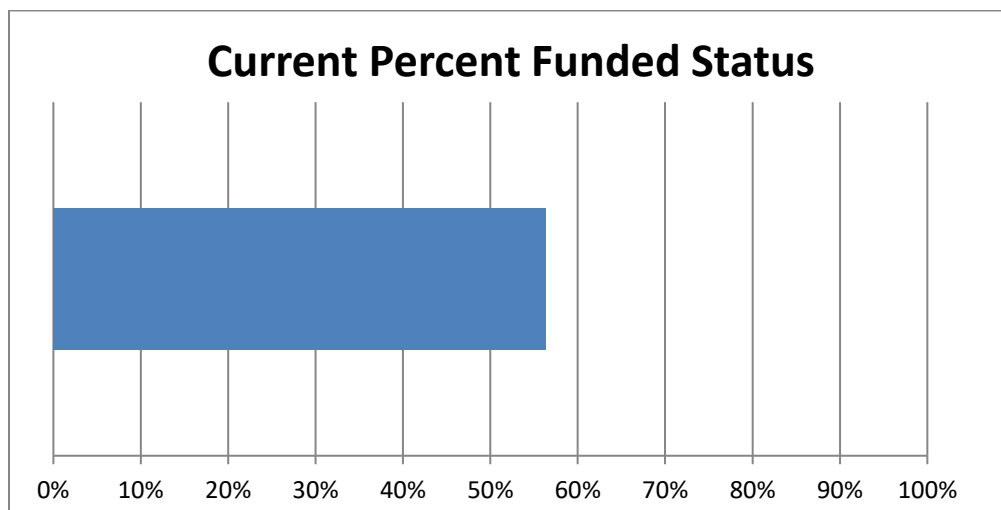
FINANCIAL ANALYSIS

This section of the report is intended to provide the association with the awareness to adequately plan for the ongoing major maintenance, repair and replacement of their common property components. Our recommendation is but one scenario, and is not intended to represent the only means of achieving the association's goals. We recommend that the Board of Directors use the following information as a guide in planning for their future objectives.

Percent Funded

Percent Funded measures the strength of the Reserve Fund at the beginning of each fiscal year. Percent Funded is the industry measure of how well prepared an association is to meet its current and future repair and replacement obligations and how likely the Association is to require a special assessment to fund major repairs and replacements. Percent funding ranges from weak to strong as follows:

- Less than 30% funded is considered weak
- Between 30% and 70% funded is considered fair
- Greater than 70% funded is considered strong
- 100% or more is considered ideal



The Association's Current Percent Funded Status is 56% funded, which indicates that the Association is starting with what is considered a fair level reserve funds. However, we recommend increased budgeted reserve assessments current percent funded is at least 100%.

Reserve Expenditures

Category	Component	Years 1 - 10									
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Building Elements	Exterior Stucco, Paint and Waterproofing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Carpet	\$0	\$574,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Roof, Flat	\$0	\$0	\$0	\$0	\$0	\$688,088	\$0	\$0	\$0	\$0
Building Elements	Air Conditioner, Roof	\$0	\$0	\$0	\$4,849	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Guard Rail, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Backflow Preventor	\$0	\$0	\$25,226	\$25,862	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Fire Safety Guillotine	\$0	\$13,841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Entry Door, Steel	\$0	\$0	\$9,460	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Pump Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Parking Garage, Lattice, Wood and Vinyl	\$0	\$0	\$0	\$0	\$29,829	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security House, Concrete and Stucco	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Air Conditioner, Security House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,953	\$0	\$0
General Site Elements	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Wood	\$0	\$0	\$5,045	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Platform	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Ramp, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Tennis Court, Hard Court	\$0	\$0	\$0	\$0	\$0	\$20,388	\$0	\$0	\$0	\$0
General Site Elements	Tennis Court, Lights	\$0	\$0	\$0	\$10,776	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Fence, Chain Link and Windshield	\$0	\$0	\$0	\$0	\$24,029	\$0	\$0	\$0	\$0	\$0
General Site Elements	Exterior Parking Lights and Light Poles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Concrete Curbs and Sidewalks, Partial	\$0	\$0	\$0	\$0	\$0	\$2,746	\$0	\$0	\$0	\$0
General Site Elements	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$75,432	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Asphalt Pavement, Crack Repair, Seal, and Coat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,104	\$0
General Site Elements	Fire Sprinkler Station	\$0	\$25,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Lift Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,540
General Site Elements	Signage, Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security Automatic Gate, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security Automatic Gates Motor	\$0	\$0	\$0	\$0	\$0	\$13,592	\$0	\$0	\$0	\$0
General Site Elements	Fencing, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Pool and Hotub, Re-Marcite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Pool Pump and Heater System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Pool Area, Pavers, Stone, Partial	\$0	\$0	\$0	\$0	\$0	\$2,548	\$0	\$0	\$0	\$0
Pool Elements	Gazebo, Wood	\$0	\$0	\$0	\$0	\$0	\$11,780	\$0	\$0	\$0	\$0
Pool Elements	Outdoor Kitchen and BBQ, Replacement	\$0	\$0	\$12,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Bathrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Elements	Fitness Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Elements	Air Conditioner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,103	\$0
Clubhouse Elements	Kitchen, Replacement	\$0	\$0	\$0	\$0	\$0	\$16,990	\$0	\$0	\$0	\$0
Clubhouse Elements	Air Conditioner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Elements	Reserve Study Update without Site Visit	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$0	\$615,098	\$52,344	\$116,919	\$53,858	\$756,132	\$0	\$5,953	\$18,207	\$37,540

Category	Component	Years 11 - 20									
		2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Building Elements	Exterior Stucco, Paint and Waterproofing	\$0	\$3,077,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Elevators	\$1,731,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Roof, Flat	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Air Conditioner, Roof	\$0	\$0	\$0	\$0	\$0	\$6,539	\$6,704	\$6,873	\$0	\$0
Building Elements	Guard Rail, Aluminum	\$0	\$0	\$0	\$447,918	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Backflow Preventor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Fire Safety Guillotine	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Entry Door, Steel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Pump Station	\$0	\$0	\$84,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Parking Garage, Lattice, Wood and Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security House, Concrete and Stucco	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Air Conditioner, Security House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$23,488	\$0
General Site Elements	Floating Dock, Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,331	\$0	\$0
General Site Elements	Floating Dock, Platform	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Ramp, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Tennis Court, Hard Court	\$0	\$0	\$0	\$0	\$0	\$26,156	\$0	\$0	\$0	\$0
General Site Elements	Tennis Court, Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,659	\$0
General Site Elements	Fence, Chain Link and Windshield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Exterior Parking Lights and Light Poles	\$50,803	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Concrete Curbs and Sidewalks, Partial	\$3,110	\$0	\$0	\$0	\$0	\$3,522	\$0	\$0	\$0	\$0
General Site Elements	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Asphalt Pavement, Crack Repair, Seal, and Coat	\$0	\$0	\$0	\$13,709	\$0	\$0	\$0	\$0	\$15,528	\$0
General Site Elements	Fire Sprinkler Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Lift Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Signage, Front	\$0	\$0	\$0	\$0	\$0	\$20,343	\$0	\$0	\$0	\$0
General Site Elements	Security Automatic Gate, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security Automatic Gates Motor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Fencing, Aluminum	\$0	\$0	\$0	\$0	\$0	\$52,311	\$0	\$0	\$0	\$0
Pool Elements	Pool and Hotub, Re-Marcite	\$0	\$0	\$0	\$0	\$7,937	\$0	\$0	\$0	\$0	\$0
Pool Elements	Pool Pump and Heater System	\$32,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Pool Area, Pavers, Stone, Partial	\$2,887	\$0	\$0	\$0	\$0	\$3,269	\$0	\$0	\$0	\$0
Pool Elements	Gazebo, Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Outdoor Kitchen and BBQ, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Bathrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Elements	Fitness Equipment	\$0	\$0	\$0	\$0	\$0	\$43,593	\$0	\$0	\$0	\$0
Fitness Center Elements	Air Conditioner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse Elements	Kitchen, Replacement	\$0	\$0	\$0	\$0	\$0	\$21,796	\$0	\$0	\$0	\$0
Clubhouse Elements	Air Conditioner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Elements	Reserve Study Update without Site Visit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$1,820,798	\$3,077,731	\$84,952	\$461,627	\$7,937	\$177,529	\$6,704	\$14,204	\$54,675	\$0

		Years 12 - 30									
Category	Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Building Elements	Exterior Stucco, Paint and Waterproofing	\$0	\$0	\$0	\$4,150,162	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Elevators	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Carpet	\$0	\$944,927	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Roof, Flat	\$0	\$0	\$0	\$0	\$0	\$1,132,490	\$0	\$0	\$0	\$0
Building Elements	Air Conditioner, Roof	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Guard Rail, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Elements	Backflow Preventor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,026	\$48,212	\$49,429
Building Elements	Fire Safety Guillotine	\$0	\$0	\$0	\$0	\$0	\$0	\$25,801	\$0	\$0	\$0
Building Elements	Entry Door, Steel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,635	\$0	\$0
Building Elements	Pump Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$123,443	\$0	\$0
General Site Elements	Parking Garage, Lattice, Wood and Vinyl	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,607
General Site Elements	Security House, Concrete and Stucco	\$0	\$0	\$0	\$0	\$0	\$55,925	\$0	\$0	\$0	\$0
General Site Elements	Air Conditioner, Security House	\$0	\$0	\$8,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Playground Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Wood	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Platform	\$19,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Floating Dock, Ramp, Aluminum	\$16,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Tennis Court, Hard Court	\$0	\$0	\$0	\$0	\$0	\$33,555	\$0	\$0	\$0	\$0
General Site Elements	Tennis Court, Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Fence, Chain Link and Windshield	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$44,795
General Site Elements	Exterior Parking Lights and Light Poles	\$0	\$0	\$0	\$0	\$0	\$73,822	\$0	\$0	\$0	\$0
General Site Elements	Concrete Curbs and Sidewalks, Partial	\$3,990	\$0	\$0	\$0	\$0	\$4,519	\$0	\$0	\$0	\$0
General Site Elements	Asphalt Pavement, Mill and Overlay, Phased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,619	\$0
General Site Elements	Asphalt Pavement, Crack Repair, Seal, and Coat	\$0	\$0	\$0	\$17,588	\$0	\$0	\$0	\$0	\$19,921	\$0
General Site Elements	Fire Sprinkler Station	\$0	\$0	\$0	\$0	\$0	\$46,605	\$47,780	\$0	\$0	\$0
General Site Elements	Lift Station	\$0	\$0	\$0	\$0	\$54,549	\$0	\$0	\$0	\$0	\$0
General Site Elements	Signage, Front	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security Automatic Gate, Aluminum	\$69,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Security Automatic Gates Motor	\$19,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Site Elements	Fencing, Aluminum	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Pool and Hotub, Re-Marcite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,533
Pool Elements	Pool Pump and Heater System	\$0	\$0	\$0	\$0	\$0	\$46,605	\$0	\$0	\$0	\$0
Pool Elements	Pool Area, Pavers, Stone, Partial	\$3,703	\$0	\$0	\$0	\$0	\$4,194	\$0	\$0	\$0	\$0
Pool Elements	Gazebo, Wood	\$17,117	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Outdoor Kitchen and BBQ, Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Elements	Bathrooms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,354	\$0
Fitness Center Elements	Fitness Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Elements	Air Conditioner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,044	\$0
Clubhouse Elements	Kitchen, Replacement	\$0	\$0	\$0	\$0	\$0	\$27,963	\$0	\$0	\$0	\$0
Clubhouse Elements	Air Conditioner	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,044	\$0
Other Elements	Reserve Study Update without Site Visit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS		\$149,895	\$944,927	\$8,650	\$4,167,750	\$54,549	\$1,425,678	\$73,581	\$188,104	\$309,194	\$161,364

Reserve Funding Plan

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	\$1,555,510	\$1,689,840	\$1,377,653	\$1,658,190	\$1,904,652	\$2,244,732	\$1,912,546	\$2,363,346	\$2,842,334	\$3,339,995
Recommended Reserve Contribution	\$131,250	\$300,000	\$330,000	\$360,000	\$390,000	\$420,000	\$450,000	\$480,000	\$510,000	\$540,000
Estimated Interest Earned	\$3,080	\$2,911	\$2,881	\$3,381	\$3,938	\$3,946	\$800	\$4,941	\$5,868	\$6,823
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	\$0	(\$615,098)	(\$52,344)	(\$116,919)	(\$53,858)	(\$756,132)	\$0	(\$5,953)	(\$18,207)	(\$37,540)
Ending Balance	\$1,689,840	\$1,377,653	\$1,658,190	\$1,904,652	\$2,244,732	\$1,912,546	\$2,363,346	\$2,842,334	\$3,339,995	\$3,849,278

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	\$3,849,278	\$2,604,605	\$129,469	\$490,606	\$488,774	\$954,838	\$1,266,227	\$1,763,813	\$2,269,894	\$2,751,935
Recommended Reserve Contribution	\$570,000	\$600,000	\$445,500	\$458,865	\$472,631	\$486,810	\$501,414	\$516,457	\$531,950	\$547,909
Estimated Interest Earned	\$6,125	\$2,595	\$589	\$930	\$1,370	\$2,108	\$2,876	\$3,828	\$4,766	\$5,749
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	(\$1,820,798)	(\$3,077,731)	(\$84,952)	(\$461,627)	(\$7,937)	(\$177,529)	(\$6,704)	(\$14,204)	(\$54,675)	\$0
Ending Balance	\$2,604,605	\$129,469	\$490,606	\$488,774	\$954,838	\$1,266,227	\$1,763,813	\$2,269,894	\$2,751,935	\$3,305,593

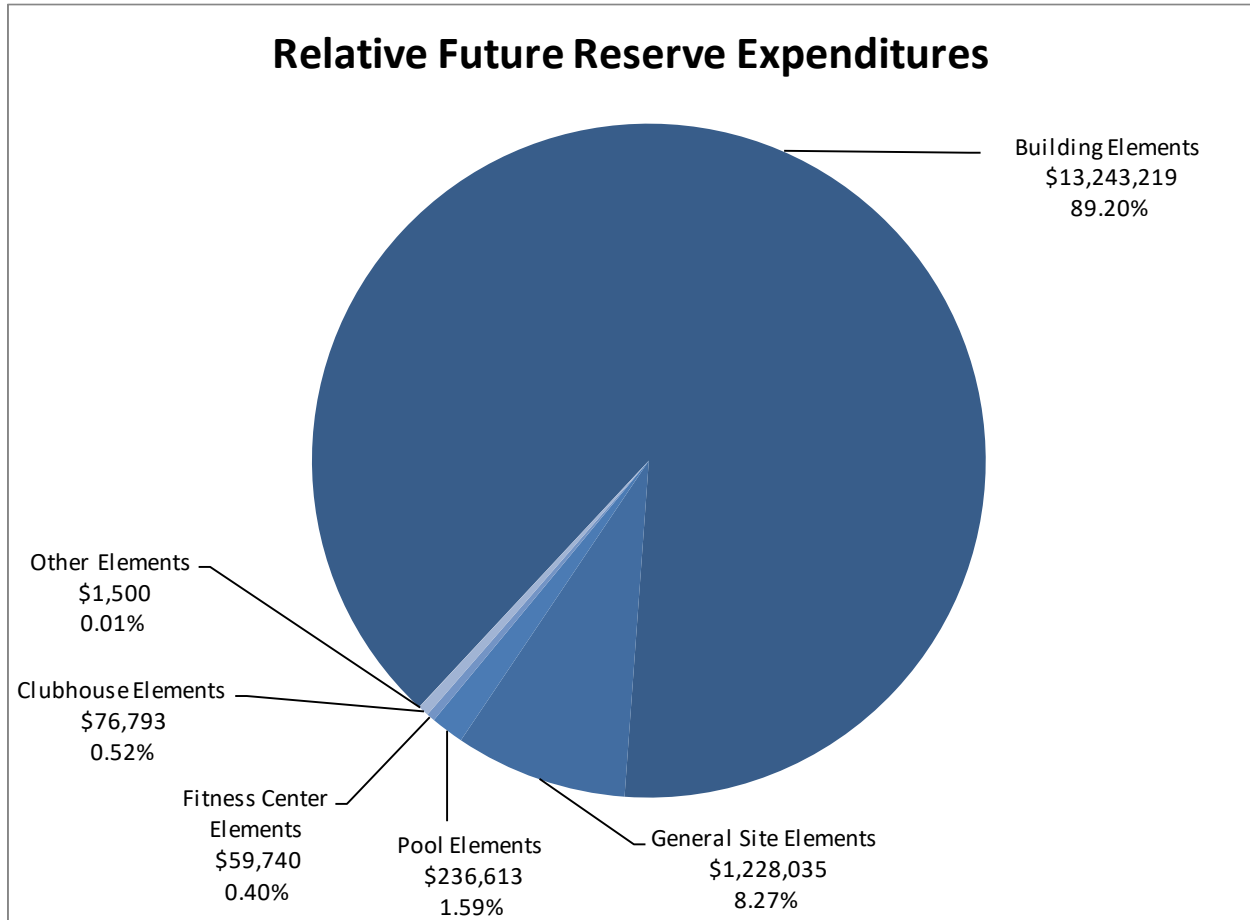
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	\$3,305,593	\$3,726,718	\$3,369,802	\$3,966,830	\$419,919	\$1,001,896	\$231,620	\$832,908	\$1,340,942	\$1,749,577
Recommended Reserve Contribution	\$564,346	\$581,276	\$598,715	\$616,676	\$635,176	\$654,232	\$673,859	\$694,074	\$714,897	\$736,344
Estimated Interest Earned	\$6,674	\$6,735	\$6,963	\$4,163	\$1,349	\$1,171	\$1,010	\$2,063	\$2,933	\$3,870
Special Assessments / Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Reserve Expenditures	(\$149,895)	(\$944,927)	(\$8,650)	(\$4,167,750)	(\$54,549)	(\$1,425,678)	(\$73,581)	(\$188,104)	(\$309,194)	(\$161,364)
Ending Balance	\$3,726,718	\$3,369,802	\$3,966,830	\$419,919	\$1,001,896	\$231,620	\$832,908	\$1,340,942	\$1,749,577	\$2,328,427

Notes:

- (1) Beginning balance of reserve was provided by management and includes reserve fund balances as of July 8, 2020.
- (2) Inflation rate of 2.52% and interest rate on Investments of 0.19% were used for this study.
- (3) 2020 reserve contribution was budgeted by the Association.
- (4) 2043 is threshold funding year due to significant expenditures.

Major Expenditures

The relative cost of total reserve expenses is summarized in the chart below to give the Board perspective on the relative size and importance of key reserve items.



As illustrated above, the Association's largest future expense are general site elements of which \$13.2 million is needed to paint and waterproof approximately 360,000 square feet of exterior stucco of buildings and maintain 18 elevators.

The next highest propriety categories are the general site and pool elements, respectively.

The Association may be able to mill and overlay the asphalt pavement prior to replacement. Milling and overlaying asphalt pavement is significantly less expensive than replacement, with approximately the same useful life if the asphalt pavement is maintained properly.

We recommend the Association carefully plan for these expenses and advise us promptly of any changes to the Associations budget plans related to both the timing of these items and cost of these items so that we can incorporate the necessary adjustments into future studies for the Associations to assist the Board in its capital budget process.

Condition Assessment

The following is a condition assessment of certain reserve components:

Building Elements

- **Exterior Stucco, Paint and Waterproofing** – 360,000 square feet of exterior area of property that needs to be painted and kept clean and water-tight to ensure the structural integrity of the property. Very good condition.
- **Elevators** – Each building has a dual elevator system. Routine maintenance being performed. Very good condition.
- **Carpet** – 70,000 square feet in total of all the buildings. Carpet appears to be original. Replacements soon would be expected due to its useful lifespan ending. Poor condition.
- **Roof, Flat** – Approximately 675 Squares of flat roofing in total for the 9 building. Flat roofs hold water and proper maintenance and inspections are required. No leaks at time of inspection.
- **Air Conditioner, Roof** – 9 roof top air conditioning units, phased replacement has started and the last units are in need of replacement as they are at the end of their useful lives. Excellent to poor condition, depending on age.
- **Guard Rail, Aluminum** – Approximately 6,100 linear feet of guard railing on the balconies to ensure the safety of the residence and guest. These are partly covered, which maximizes their useful lives. Inspections and repairs are highly recommended.
- **Backflow Preventor** – Back flow preventors are starting to be phased replacement. Items at the end of their useful lives show signs of rust and damage. Excellent to poor condition, depending on age.
- **Fire Safety Guillotine** – This is a fire safety tool that is located at the trash chutes. This helps prevent a rapid spread of fire by cutting off airflow from ground floor. These show signs of rust and corrosion and may fail a fire safety inspection based on their condition. Poor condition.
- **Entry Door, Steel** – 9 steel case doors located at each trash area are in poor condition due to corrosion at the base of the door and jamb.
- **Pump Station** – Located in each building used to regulate the pressure and raise the water up and into each unit. Repairs and upgrades to this system have been useful in extending the useful life. Pump stations appear well maintained and in very good condition.

General Site Elements

- **Parking Garage, Lattice, Wood and Vinyl** – The lattice divides the enclosed parking garage from the street for security and also appearance. These are starting to rot and break off, expect replacement or failure soon due to this ending its useful life.
- **Security House, Concrete and Stucco** – Security house looks to be in good condition and maintained well. Good condition.
- **Air Conditioner, Security House** – This air conditioner is in fair condition.

- **Playground Equipment** – Playground made from coated steel and plastic molded resin. Good condition.
- **Floating Dock, Wood** – The floating dock wooden deck can be replaced without the need to replace the entire floating dock platform. The wooden decking and rails are in poor condition with partial repairs already started.
- **Floating Dock, Platform** – 20' x 16' floating dock with guard rails. Good condition not appearing to be taking on any water and piers seem to be in good condition as well.
- **Floating Dock, Ramp, Aluminum** – Aluminum ramp used to access the floating dock. Very good condition.
- **Tennis Court, Hard Court** – Both Tennis courts were very well maintained and will extend useful life as a result. Good condition
- **Tennis Court, Lights** – These lights primarily light only the tennis courts and show signs of rust on the poles and would consider replacement in the upcoming years. Good to fair condition.
- **Fence, Chain link and Windshield** – This defines the tennis areas and helps knock the wind down for the players. Deferred maintenance required. Fair condition.
- **Exterior Parking Lights and Light Poles** – These lights help light the parking spaces. Very good condition.
- **Concrete Curbs and Sidewalks, Partial** – Concrete repairs on this property are starting to happen as vegetation growth is starting to break concrete curbs and some areas on the sidewalks as well. These areas were marked where the condition was very poor and failing.
- **Asphalt Pavement, Mill and Overlay, Phased** – The asphalt areas are for the parking spaces not directly located in the concrete parking garage. The asphalt has reached the end of its useful life.
- **Asphalt Pavement, Crack Repair, Seal, and Coat** – This is a maintenance aspect of asphalt to help extend the useful life of the entire asphalt roads and parking spots. Lots of repairs on the asphalt was noticed. Consider mill and overlay soon.
- **Fire Sprinkler Station** – These pump systems supply water in case of a fire inside one of the buildings. One is in need of replacement while the other was replaced recently. Very poor condition on one and excellent condition on the recently replaced unit.
- **Lift Station** – This removes waste water and sewage from the buildings and pumps into the city's sewage system. Was in working order at time of inspection. Good overall.
- **Signage, Front** – Metal signage at the entrance along the concrete walls. Very good condition.
- **Security Automatic Gate, Aluminum** – Gates that open to allow vehicle and person access into and out of the community. Good overall condition.
- **Security Automatic Gates Motor** – These motors open and close the gates at the entry and exit points along the property. All working and in good condition
- **Fencing, Aluminum** – Along the East side of the property and located at one side of the parking garage used to define and secure the property and residence. Average condition.

Pool Elements

- **Pool and Hot Tub, Re-Marcite** – Pool surface that is visible. Very good condition.
- **Pool Pump and Heater System** – These control the water in and out of the pool and also heats the entire system for added comfort. Good condition with little rust or corrosion.
- **Pool Area, Pavers, Stones, Partial** – Stone pavers around most of the common areas around the office, gym, pool, outdoor kitchen, and hot tub. Very good condition.
- **Gazebo, Wood** – This wood gazebo sits above the hot tub area. Fair condition.
- **Outdoor Kitchen and BBQ, Replacement** – This kitchen area was in need of repair or total replacement. Poor condition.
- **Bathrooms** – Bathrooms from off the pool area and also the house keeping area. Good condition.

Fitness Center Elements

- **Fitness Equipment** – The fitness equipment is a total combination of free weights and machines. The machines seemed to be in great condition, the free weights were wrapped up at time of inspection due to COVID-19.
- **Air Conditioner** – Located in the housekeeping and racquet ball areas as well as the gated area out front of the entrance into the community. Average to good condition

Clubhouse Elements

- **Kitchen, Replacement** – Kitchens were just updated in the clubhouse meeting room, housekeeping areas. Very good overall condition.
- **Air Conditioner** – Located in the housekeeping and racquet ball areas as well as the gated area out front of the entrance into the community. Average to good working condition.

Other Elements

- **Reserve Study Update** – Reserve study is a snapshot in time that will require annual updates because factors and assumptions of the study can result in overfunding or underfunding of reserves. These factors include additions or disposals of reserve components, changes in inflation rate, changes in interest rate on investment income, and acceleration or deceleration of capital projects at the discretion of the Board.

PHOTOGRAPHS

ID: 001

Item Description:
Entrance signage



ID: 002

Item Description:
Security House at entrance



ID: 003

Item Description:
Clubhouse meeting room off pool area



ID: 004

Item Description:

Clubhouse with landscaping

Landscaping budgeted from operations.



ID: 005

Item Description:

Pavers at clubhouse

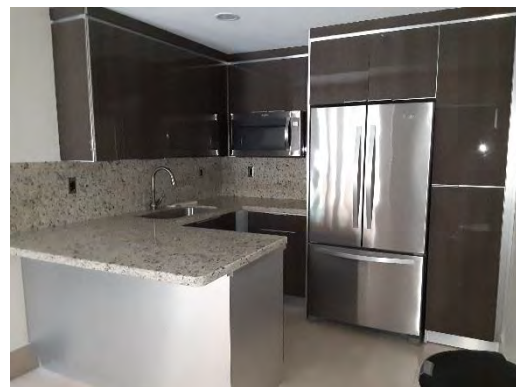
Pavers have a useful life of up to 50 years, excluded from study. Repairs included in operating budget.



ID: 006

Item Description:

Clubhouse kitchen



ID: 007

Item Description:

Electric and plumbing elements of pool and hot tub



ID: 008

Item Description:

Pool filters



ID: 009

Item Description:

Pool and hot tub heaters



ID: 010

Item Description:
Air handlers



ID: 011

Item Description:
Pool pump

Notes:
Good condition



ID: 012

Item Description:
Condensers on south side of clubhouse



ID: 013

Item Description:
Pool at clubhouse



ID: 014

Item Description:
Pavers at pool

Pavers have a useful life of up to 50 years, excluded from study. Repairs included in operating budget.



ID: 015

Item Description:
Outdoor kitchen and seating area

Note:
Damage to granite counter tops noted.



ID: 016

Item Description:
Playground



ID: 017

Item Description:
Bathrooms at pool area



ID: 018

Item Description:
Fire safety pump house

Concrete foundation has a useful life of up to 65 years, excluded from study.



ID: 019

Item Description:

Asphalt street

Notes:

Noted cracking and defects forming in asphalt and concrete curbs.



ID: 020

Item Description:

Second Fire safety pump house

Notes:

Rust has begun to set in and this pump system is reaching the end of its useful life.



ID: 021

Item Description:

Clean water pump station

Notes:

Used to create water pressure for each building.



ID: 022

Item Description:

Gazebo over hot tub area



ID: 023

Item Description:

New roof top air conditioner



ID: 024

Item Description:

Old roof top air conditioner



ID: 025

Item Description:

Concrete parking garage



ID: 026

Item Description:

Tennis courts with fence and windscreen



ID: 027

Item Description:

Fitness equipment



ID: 028

Item Description:
Parking garage lattice



ID: 029

Item Description:
Floating dock



ID: 030

Item Description:
Back flow preventor



ID: 031

Item Description:
Lift Station



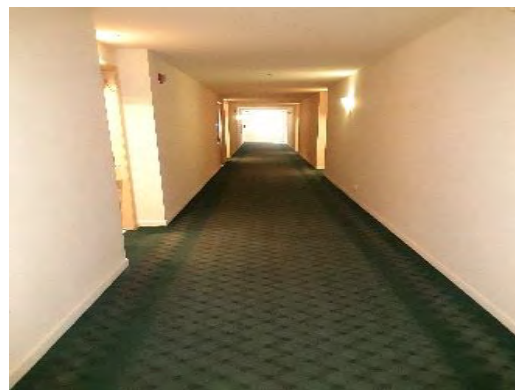
ID: 032

Item Description:
Fire safety guillotine



ID: 033

Item Description:
Carpet hallways



ID: 034

Item Description:

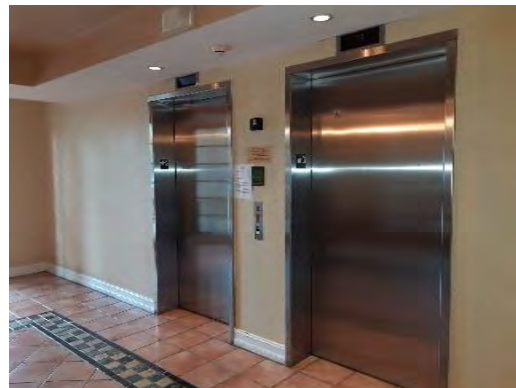
Aluminum access ramp to floating dock platform



ID: 035

Item Description:

Elevators for each building



ID: 036

Item Description:

Building Exterior



ID: 037

Item Description:
Building exterior



ID: 038

Item Description:
Tennis court lights

Note:
Rust has begun to set in on this lighting system and reaching the end of its useful life.



ID: 039

Item Description:
Flat roof on each building

Note:
Flat roofs tend to hold water and require more attention than sloped roofs



ID: 040

Item Description:

Kitchen in housekeeping area

Note:

Newly renovated



ID: 041

Item Description:

Exterior with light pole



METHODOLOGY

This Reserve Study has been prepared to provide guidance to the Board of Directors to adequately prepare the Association to meet financial obligations with major maintenance, repair, and replacement of common element components. These financial obligations are best met through periodic contributions gradually instead of raising large sums of money through alternative means.

The Association can fund repairs and replacements in any combination of the following:

- Increases in the operating budget during years when the shortages occur
- Loans using borrowed capital for major replacements projects
- Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future replacements
- Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of level monthly reserve assessments with relatively minor annual adjustments for the following reasons:

- Ensuring an equitable funding plan such that owners pay their “fair share” of the weathering and aging of the commonly owned property each year
- Level reserve assessments preserve the property
- Preservation of the market value of owners’ properties
- Compliance with governing documents, statutes, mortgages, and the like
- Reduction (but not elimination) of risk of need for loans or special assessments

A reserve study is composed of two parts: the physical analysis and financial analysis. The physical analysis is a result of the onsite visit in which a visual observation of the property is conducted to collect data and review of data specific to the property’s reserve components, common areas, and limited common areas. Through this site visit and the use of source materials, we have quantified and established the reserve component inventory and assessed the physical condition of the Association’s reserve components. This information from the physical analysis is used to estimate the timing and cost of future anticipated expenses.

The financial analysis evaluates the condition of the Association’s reserve fund in relation to its income and anticipated expenses. To adequately forecast these expenditures over the 30-year projection period, current costs, projected inflation, and interest rates must be established. Recommendations are

then provided to establish a reserve fund that addresses anticipated expenses, without having to resort to special assessments.

These standards require a Reserve Component to have a “predictable remaining Useful Life.” Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We consider the following factors in our analysis.

- The Cash Flow Method to compute, project, and illustrate the 30-year Reserve Funding Plan.
- Local costs of materials, equipment, and labor.
- Current and future costs of replacement for the Reserve Components.
- Costs of demolition as part of the cost of replacement.
- Local economic conditions and a historic perspective to arrive at our estimate of long-term future inflation for construction costs in Jacksonville, Florida at an annual inflation rate of 1.8%. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.
- The past and current maintenance practices of the Association and their effects on remaining useful lives.
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Physical Analysis

The Physical Analysis is the foundation of this Reserve Study, and the methods we used to conduct the Physical Analysis are outlined below.

Identification of Reserve Components

We identified major classes of property and then identified common elements that are likely to require capital repair or replacement for inclusion in the Financial Analysis. We identified reserve components from the Association’s Declaration and reviewed information provided to us and from conversations with Association’s management and the Board. We identified the following classes of property:

- 1) **Reserve Components** – Reserve components are elements that meet the Component Criteria in this section and are included in the Reserve Funding Plan of this study.
- 2) **Excluded Property Components** – These elements are the responsibility of the Association but are excluded from the study because they may require infrequent repairs and replacements, have unpredictable useful lives, or have useful lives that are greater than the scope of this study.

The Association budget for the repairs and replacements of these items from the operating budget.

- 3) **Operating Budget Funded Repairs and Replacements** – Operating budget provides funds for the repair and replacement of some items that meet the criteria of a Reserve Component but the Board has indicated will be funded from operations. These items are excluded from the Reserve Funding Plan of this study. If the Board elects to fund these items through the reserve budget, then we should be notified to include in a future study.
- 4) **Property Maintained by Owners** – Certain items have been designated as being the responsibility of the owners are excluded from the Reserve Funding Plan of this study
- 5) **Property Maintained by Others** – Certain items that are the responsibility of other entities (ex., municipalities and local governments) are excluded from the Reserve Funding Plan of this Study.

The Board should conduct an annual review of these classes of property to confirm its policy concerning the manner of funding from reserves or from the operating budget.

Site Visit

A site visit is conducted to assess the general condition of the property and its common areas. The onsite observation is visual in nature; no invasive or destructive testing is conducted. Sloped roofs, if any, are inspected from the ground for the safety of our personnel. Observations are recorded using a representative sampling of the Association's common areas and reserve components. The component inventory and associated field measurements are also substantiated as part of the site visit.

Component Criteria

The components assessed in this study must meet four criteria to be included:

1. The components must be the responsibility of the Association for repair and maintenance
2. Replacement cost above a minimum threshold
3. The component must have a limited and predictable useful life
4. The useful life of the component must be within the projection period (i.e., not more than 30 years)

Damage to components associated with settlement, fire, earthquakes, flooding, extreme weather, other natural disasters and events, and misuse is not considered predictable or measurable, and are thus not included or allowed for in this study.

Determining Useful Life

The useful life of a reserve component relates to the number of years it is expected to last assuming reasonable care and maintenance. The prediction of reserve and building component life can be

considered no more than an informed estimate based upon information made available at the time of preparation of this report. The useful life is estimated based on information from various sources which include:

- Historical data and information provided by the Association
- Consultation with management groups and construction industry professionals
- Manufacturer recommendations and industry guidelines
- Published service life data
- Manufacturers' and suppliers' data

Determining Remaining Useful Life

The remaining useful life of a reserve component relates to the number of years it is anticipated to be functional or useful. The remaining useful life is estimated based on information from various sources which include:

- Age or years in service
- Physical condition
- Frequency and quality of care and maintenance
- Environmental and weather affects
- Design and quality of materials used

In addition to deterioration or anticipated failure of components, the remaining useful lives may be impacted by obsolesces. The accuracy of the estimate is contingent upon reliable information made available at the time of the report's development. It is important to note that even with the highest degree of diligence and experience, outcomes will vary, and no guarantee can be given as to the timing or service life of the reserve components. All service life assessments in this report are based on the assumption that installation is carried out in accordance with manufacturer's recommendations and installation instructions, together with industry standards of workmanship. Consideration is given to visible design and signs of improper installation of components that will have an impact upon the anticipated service life of the component

Maintenance Assumptions

The Board has some flexibility in choosing to pay for repairs and replacements from the operating or reserve funds. For items the Association has elected to pay from the operating fund as represented by the Association's management, we have excluded these items from this study.

Financial Analysis

The Financial Analysis is based on the information gathered during the Physical Analysis and represents the long-term capital funding plan the Board can use to determine the level of reserve assessments for the Association. The methods we used to conduct the Financial Analysis are outlined below.

Determining Replacement Costs

Determining the replacement costs of components is accomplished in several ways which include:

- Consulting with local vendors, manufacturers, and contractors
- Comparisons can also be made to other associations of similar size and geographic location
- Using can collaborative efforts by construction industry professionals

Once the current repair or replacement cost of each asset is estimated, it must be adjusted for future costs. Future costs include inflation and account for some market variability, and represent the anticipated cost of the asset at the end of its useful life when it is scheduled for repair or replacement.

Inflation Rate

The effect of inflation on the cost of reserve components is a key factor in the financial projections. We have used the 30-year average annual increase in the Consumer Price Index (CPI) as published by the U.S. Bureau of Labor Statistics. This rate reflects a realistic appreciation of future costs for reserve components and assists the Association in adequately budgeting for increasing cost.

Interest Rate

The interest rate used in this report is formulated on a conservative rate of return based on the rate of return of three-year U.S. Treasury bill. We offer no guarantee or opinion in relation to investment decisions made by the Association or the rate of return achieved.

Current Reserve Balance

The analysis, recommendations, and financial projections made within this report are heavily reliant on information provided by the Association and its representatives. The starting reserve fund balance (current or projected) and member contribution totals are supplied by these sources. This information has not been audited nor have the financial projections or recommendations.

Percent Funded

Percent funded is calculated by dividing the Association's current reserve fund balance by the fully funded balance. The percent funded measures how well prepared an Association is to meet its current and future repair and replacement obligations. Percent funded highlights the strength of the association's reserve account in relation to the anticipated costs of repair and replacement.

Recommended Funding Plan

We recommend a funding plan that maintains reserve above an adequate, though not excess threshold during years of significant expenditures. We recommend regular reserve fund contributions and gradual increasing reserving over time to fund expenses for future repairs and replacements whenever possible. Sometimes we adjust reserve assessments up or down to account for items that include, but are not limited to, catching up reserves that are not fully funded or to prepare the Association adequately from one or more years of significant expenses. The reserve funding recommendation is designed to distribute the anticipated costs of maintaining common property components equitable to all owners over the 30-year projection period to the extent reasonable possible.

STATEMENT OF LIMITATIONS AND ASSUMPTIONS

As a guideline for establishing and spending reserves, we assumed that the Reserve Study will be regularly updated to account for the Association's changing physical, financial, technological, and regulatory conditions. As such, this report is valid at the date shown and Reserve Study Institute, LLC, cannot be held responsible for subsequent changes including, but not limited to, physical, chemical, economic, technological, or regulatory conditions over which we have no control.

This Reserve Study is based on non-invasive visual observation of the Association's property. No invasive or destructive testing, or testing of materials was conducted during the inspections, or at any other time during the preparation of this report. Accordingly, we do not opine on, nor are we responsible for, the structure integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection. Also, it is assumed that all building and ancillary components have been designed and constructed properly and that life cycles will approximate normal industry performance standards. Reserve Study Institute, LLC shall not be responsible for accurate determination of remaining life expectancies of components that may have been improperly designed and constructed. Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials, and workmanship.

Cost estimates used represent a preliminary opinion only and are neither a quote nor a warranty of actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the underlying property conditions. It should be anticipated that actual cost outcomes will be impacted by varying physical and economic conditions, maintenance practices, changes in technology, and future regulatory actions.

The projected values and recommendations included in this study are strictly estimated representations of true values. The more distant the year, the lower the probability the values are accurate. The model is sensitive to initial expenses – especially when inflated over 30 years – thus, depending on the economic climate, the recommended reserve assessments may need to be increased or decreased.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated. Substances such as asbestos, urea-formaldehyde, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials, if present, adversely affect the validity of this study. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

We make no representation or warranty, expressed or implied, with respect to the contents of this report or any part thereof and cannot accept any legal responsibility or liability for any inaccuracies, errors or omissions contained in this report or any part thereof. Our best professional judgment has

been used, however certain facts forming the basis of this report are subject to professional interpretation and differing conclusions could be reached.

We have relied on the Association's management and the Board of Directors to disclose pertinent financial status of the Association. Assumptions regarding interest earned and inflation have been made according to the current financial trends and rates. Component and material quantities were determined by observation during the site visit.

This reserve study should be reviewed carefully as it may not include, nor are our methods designed to include, all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. We have relied on the Association's management and/or the Board of Directors to disclose to us any and all reserve components or assets that are the responsibility of the Association to maintain during the onsite visit. The failure to include a component, may, under some circumstances, require the Board to levy a special assessment for owners' shares of common expenses for the cost of major maintenance, repair, or replacement of a reserve component.

We assume, without independent verification, the accuracy of all data provided to us. We performed no procedures to detect false, misleading, or incomplete information, or violations of any rules, regulations, or laws.

Restricted Use of Our Report – This report is intended for use by the Association's management and the Board of Directors and is limited to only the purpose stated herein. Any use or reliance for any other purpose, by the Association's management, the Board of Directors, or third parties, is invalid. The Association's management and Board of Directors, or any other third parties viewing this report, should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties. This report contains intellectual property developed by Reserve Study Institute, LLC specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the expressed written consent of Reserve Study Institute, LLC.

Client Confidentiality – We will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings, though we reserve the right to include the Association's name in our client lists.

PROFESSIONAL EXPERIENCE

MICHAEL H. RUSS, JR.
Reserve Analyst

Michael H. Russ a reserve analyst at the Reserve Study Institute, LLC. He is responsible for preparing both the physical analysis and financial analysis of Reserve Studies. Mr. Russ is also responsible for inspection and analysis of the condition of clients' properties and recommending solutions to prolong the lives of the components. He also forecasts capital expenditures for the repairs or replacement of the property components and prepares technical reports on assignments for condominiums, townhomes, homeowners' associations, other associations, and properties.

Professional Experience

Before founding Reserve Study Institute, LLC, Mr. Russ founded Florida Construction Industries, a construction firm based in Jacksonville, Florida. Mr. Russ also served as a financial Advisor for National Financial Services where he conducted examined financial projections, conducted cash flow analysis, evaluated various investment alternatives considering risk and inflation, also managed employee benefits for high-net-worth individuals and corporate clients.

The following highlights some of his professional experience:

- Stone House Kitchens Consultant and Project Manager
- Florida Construction Industries Founder
- Advisor at National Financial Services Group
- Property Manager
- Advisor at National Financial Brokerage
- Former Home Inspector
- Volunteer CFO at Limbitless, Inc., A Non-Profit Organization

Education

Florida State College, Jacksonville, FL

Professional Affiliations/Designations

215 Licenses for Annuities, Life Insurance and Health Insurance
ADA Americans with Disabilities Act Certified
NEFBA Certified North East Florida Builders Association

GLOSSARY

Cash Flow Method – A method of calculating Reserve contributions to the reserve fund designed to offset the variable annual expenditures from the reserve fund. Difference Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component – Also referred to as an “Asset.” Individual line items in the Reserve Study developed or updated in the physical analysis. Components typically meet four requirements: 1) Association’s responsibility, 2) limited useful lives, 3) predictable useful lives, and 4) above a minimum threshold cost.

Component Inventory – The task of selecting and quantifying reserve components, which can be accomplished through on-site visual observations, review of Association design and organizational documents, a review of established association precedents, and discussion with appropriate Association representatives.

Component Method – A method of developing a Reserve Funding Plan with the total contributions is based on the sum of the contributions for individual components.

Current Cost of Replacement – The amount required today derived from the quantity of a Reserve Component and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current local market prices for materials, labor, and manufactured equipment, contractors’ overhead, profit, and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Deficit – An actual or projected reserve balance that is less than the fully funded balance.

Effective Age – The difference between Useful Life (UL) and Remaining Useful Life (RUL)

Financial Analysis – The portion of the Reserve Study where current status of the reserves (measured as cash or percent funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenses over time is presented.

Fully Funded Balances – The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement costs similar to Total Accrued Depreciation.

Funding Goal (Threshold) – The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Costs of Replacement – Reserve Expenditure derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor, and equipment.

Long-Lived Property Component – Property component of the Association responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded – The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Physical Analysis – The portion of the Reserve Study where the component evaluation, condition assessment, and life and valuation estimate tasks are performed.

Remaining Useful Life (RUL) – The estimated remaining functional or useful time in years of a Reserve Component based on its age, condition, and maintenance.

Reserve Balance – Actual or projected funds as of a particular point in time (typically the beginning and ending of the fiscal year) that the Association has identified for use to defray the future repair or replacement of those major components that the Association is obligated to maintain. Reserve balance is also commonly referred to as “reserves,” “reserve accounts”, or “cash reserves.” In this report, the reserve balance is based on information provided by management and is not audited.

Reserve Component – Property elements with: 1) the Association’s responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory – Line Items in Reserve Expenditures that identify a Reserve Component.

Reserve Contribution – An amount of money set aside or Reserve Assessment contributed to a Reserve Fund for future Reserve Expenditures to repair or replace Reserve Components.

Reserve Expenditure – Future Cost of Replacement of a Reserve Component.

Reserve Funding Plan – The portion of Reserve Study identify the Cash Flow Analysis and containing the recommended Reserve Contributions and projected annual expenditures, interest earned, and reserve balances.

Reserve Study – A budget planning tool that identifies both the current status of the reserve fund and a stable and equitable Funding Plan designed to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: 1) Physical Analysis and 2) Financial Analysis.

Special Assessment – An assessment levied on the members of an Association by the Board of Directors in addition to regular assessments.

Surplus – An actual or projected reserve balance that is greater than the fully funded balance.

Useful Life (UL) – The estimated total time, in years, that a Reserve Component is expected to serve its intended function in its present application or installation.



THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

August 13, 2024

FOR INFORMATIONAL PURPOSE ONLY
13364 BEACH BLVD UNIT 403
JACKSONVILLE FL 32224-0266

Account Information:

Policy Holder Details :	Reserve Study Institute LLC
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Contact Us

Need Help?

Chat online or call us at
(866) 467-8730.

We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,
Your Hartford Service Team



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/13/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NUTMEG INS AGENCY INC/PHS 76210797 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251		CONTACT NAME: PHONE (888) 925-3137 (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
INSURED Reserve Study Institute LLC 13364 BEACH BLVD UNIT 403 JACKSONVILLE FL 32224-0266		INSURER(S) AFFORDING COVERAGE INSURER A : Hartford Underwriters Insurance Company INSURER B : Hartford Fire and Its P&C Affiliates INSURER C : INSURER D : INSURER E : INSURER F :	
		NAIC# 30104 00914	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY			76 SBU AU2L2E	09/19/2024	09/19/2025	EACH OCCURRENCE	\$1,000,000
	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
	General Liability						MED EXP (Any one person)	\$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	\$1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	\$2,000,000
A	AUTOMOBILE LIABILITY			76 SBU AU2L2E	09/19/2024	09/19/2025	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
	ANY AUTO						BODILY INJURY (Per person)	
	ALL OWNED AUTOS		SCHEDULED AUTOS				BODILY INJURY (Per accident)	
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/>	NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident)	
	UMBRELLA LIAB EXCESS LIAB						EACH OCCURRENCE	
							AGGREGATE	
	DED		RETENTION \$					
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			76 WEG AU2L5U	09/19/2024	09/19/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	N/A				E.L. EACH ACCIDENT	\$500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE -EA EMPLOYEE	\$500,000
							E.L. DISEASE - POLICY LIMIT	\$500,000
A	Employment Practices Liability Insurance			76 SBU AU2L2E	09/19/2024	09/19/2025	Each Claim Limit	\$25,000
							Annual Aggregate Limit	\$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDERFOR INFORMATIONAL PURPOSE ONLY
13364 BEACH BLVD UNIT 403
JACKSONVILLE FL 32224-0266**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) RESERVE STUDY INSTITUTE, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. 13364 BEACH BLVD #403 6 City, state, and ZIP code JACKSONVILLE, FL 32224 7 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. See also <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	<table><tr><td colspan="9">Social security number</td></tr><tr><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td></tr><tr><td colspan="11">or</td></tr><tr><td colspan="11">Employer identification number</td></tr><tr><td>8</td><td>4</td><td>-</td><td>1</td><td>7</td><td>9</td><td>4</td><td>8</td><td>2</td><td>3</td><td></td></tr></table>	Social security number												-				-				or											Employer identification number											8	4	-	1	7	9	4	8	2	3	
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Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.	
Sign Here Signature of U.S. person <i>Glen T. Smith</i>	Date 4/15/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

TENTH ORDER OF BUSINESS

10A











































10B

Park Director & Field Report

July 2025

Vandalism

- Longleaf monument at Starkey Blvd and Rt 54, damaged by unreported vehicle crash. Himes Electrical repaired destroyed lights. Juan repaired damage to stone face and ledge.
- Center island on Starkey Blvd had large quantity of broken ceramic tiles dumped on grass. Blocked off incoming traffic while Juan and son shoveled tiles into a trailer for disposal at dump.

Monthly Update

- Met with PCSO resident and CDD Chairman Fran to discuss options for improved security and deterrent options for the community.
- Coordinated with PCSO to arrange a meeting with Longleaf residents. Meeting scheduled for July 9. The concerns are the youth, both residents and nonresidents that are violating CDD policies and Florida State laws. We are looking for ways to lessen the impact of these youths on the community and learn what we can or can't do to rectify this situation.
- Called PCSO for 7 boys in pool not as a guest of a Longleaf resident. They claimed a resident let them in but was no longer at the pool. I removed them and explained to the Deputies our policies. The boys were given a verbal trespass warning.
- Drove property with representative from Omega trees. Identified areas needing attention. Met with CDC Chairman Fran, to discuss findings and recommendations. (Proposal presented)
- Met with a representative from Blue Water Aquatics. Pond skimmers deteriorated on Pond 7, on Fenceline Rd and Pond 29, behind Pickerell St. (Waiting on Proposal)

- Tree limbs down on several streets and parks throughout the community after heavy thunderstorms. Cut and piled branches. Piles removed by Juan.
- Mike's Signs -Waiting for board decision to move pool closing time from 10pm to 9pm.
- Asking board consideration for reducing pool guests from 5 to 3 at a time.
- Asking board consideration to impose a 90-day, Amenity Access removal for residents opening pool gate, allowing people into pool who are not residents, do not have their Access Card, or are not guests. Guests must leave when the resident leaves the pool.
- Asking board consideration to keep Town Hall deposit for renters that prop the entry doors open. The air conditioner cannot maintain temperature, runs up the electric bill and increases wear on the AC system.
- Monitored access and safety for pool. Spot checking Access Cards.

Field Inspection

- Three Town Hall curb trees are dead. (Cut down and removed Juan)
- Several N5 bridge deck boards are loose. (Repaired Juan)
- Restroom floors are stained and deeply soiled. (Steam cleaned by Lewis from our cleaning company)
- Tree down on the bank of Pond 21, off path to N5 bridge. (Completed Juan)
- Sod brown at Pond 55, bank runoff repair. Sod will be warranted by Yellowstone if not salvageable. (Area is improved)
- Plant trimming needed. Madison Park Gazebo, Sand Park and Park behind Albritton. (Completed by Yellowstone)
- Kiosk 1 gutters need branches and debris removed from the roof gutter. (Completed Juan)
- Kiosk 2 ceiling lights need cleaned. (Completed Juan)
- Palm trees on pool deck require trimming. Pod clusters are attracting wasps. (Completed Yellowstone)
- Metal grate drains are clogged with debris. Corner of Mt Dora, Town Hall Driveway, Corner of Alachua Pl. (Assigned to Juan)
- Magnolia trees leaning on Fenceline Rd. Requires Straightening or removal. (Reviewed with Yellowstone)
- Stump grinding needed. Edge of park by Kiosk 2. (Reviewed with Yellowstone)
- Fire Hydrant on Zachary requires fence moved to allow 3ft clearance on side. Fire Hydrant blocked at corner of Doc Brittle and Rocky Island Rd. Bushes require cutback to allow 3ft clearance on side. (Assigned to LNA)
- Restroom doors are deteriorating. (Waiting proposal from Door Whisperers)
- Azaleas planted at Tennis/Basketball Courts are dying. Lack of water due to Reclaimed water restrictions. (Reviewed with Yellowstone)

-Annual Flowers need replaced. Request Perennial plants or ground cover be used due to water restrictions. (Coordinating with Yellowstone)