

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

Public Hearing & Regular Meeting Agenda

Tuesday, August 5, 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. Public Hearing to Adopt Fiscal Year 2026 Budget**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-05; Adopting Final Budget for FY 2025-2026
 - E. Consideration of Resolution 2025-06; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
- 4. Audience Comments**
- 5. Consent Agenda**
 - A. Approval of Minutes of July 16, 2025, Regular Meeting
- 6. Financial Discussion**
- 7. Yellowstone Landscape Report**
- 8. Engineer's Report**
 - i. Consideration of Asphalt Repair
- 9. Attorney's Report**
- 10. Business Items**
 - A. Consideration of Resolution 2025-07; Setting Fiscal Year 2026 Annual Meeting Schedule
 - B. Discussion on Signal Summer 2026 Pool Monitor Proposal (*under separate cover*)
 - C. Consideration of Tree Trimming Proposal
 - D. Consideration of Pond Maintenance Proposals
 - E. Consideration of RUAV Camera Proposal
 - F. Neighborhood 4 Update
- 11. Manager's Report**
 - A. Aquatics Report
 - B. On-Site Manager Report
- 12. Supervisors' Requests or Comments**
- 13. Public Comments** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
- 14. Adjournment**

****The next regular meeting is scheduled to be held on Wednesday, September 3, 2025, at 6:00 p.m.****

Third Order of Business

3D.

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONGLEAF COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Longleaf Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Longleaf Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED ON THIS 5th DAY OF AUGUST 2025.

Attested By:

**Longleaf Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

3F.

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONGLEAF COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED ON THIS 5TH DAY OF AUGUST 2025.

Attested By:

**Longleaf Community
Development District**

Print Name:

☐Secretary/☐Assistant Secretary

Print Name:

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Longleaf
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



Longleaf
Community Development District

Budget Overview
Fiscal Year 2026

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Longleaf
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/-)	BUDGET
	FY 2025	6/30/25	10/1/2025	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 12,768	\$ -	\$ 12,768	0%	
Operations & Maintenance Assmts - On Roll	1,196,386	914,942	281,444	\$ 1,196,386	0%	1,318,339
Special Assmts- CDD Collected	-	10,846	-	\$ 10,846	0%	-
Developer Contributions	-	-	-	\$ -	0%	-
Room Rentals	4,000	5,275	-	\$ 5,275	32%	
Capital Reserve Fee	-	-	-	\$ -	0%	-
Tennis Admission Revenue	-	14	-	\$ 14	0%	-
Interest - Tax Collector	-	1,275	-	\$ 1,275	0%	-
Other Miscellaneous Revenues	-	3,781	-	\$ 3,781	0%	-
Developer Contributions-Neighborhood 4	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
TOTAL REVENUES	\$ 1,200,386	\$ 948,901	\$ 281,444	\$ 1,230,345		\$ 1,318,339
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	12,000	11,000	1,000	12,000	0%	12,000
Onsite Staff	-	-	-	-	0%	-
District Management	26,000	22,558	3,442	26,000	0%	26,780
On-Site Management	74,000	62,379	11,621	74,000	0%	77,700
Administration	9,000	7,500	1,500	9,000	0%	9,270
Financial/Revenue Collections	1,131	-	1,131	1,131	0%	5,000
Accounting Services	22,500	18,750	3,750	22,500	0%	23,175
Dissemination Agent/Reporting	8,400		8,400	8,400	0%	8,400

Website Services	1,500		-	-	-100%	1,552
District Engineer	25,000	28,300	-	28,300	13%	30,000
District Counsel	10,000	5,652	1,953	7,605	-24%	13,000
Trustees Fees	9,000	13,375	4,622	17,997	100%	12,000
Auditing Services	7,200	8,700	-	8,700	21%	8,700
Postage, Phone, Faxes, Copies	500	110	38	148	-70%	500
Assessment Mailings	3,000	-	3,000	3,000	0%	3,000
Legal Advertising	2,000		-	-	-100%	2,000
Bank Fees	100	-	100	100	0%	100
Dues, Licenses & Fees	175	1,439	-	1,439	722%	175
Website ADA Compliance	1,500	-	1,500	1,500	0%	1,500
ProfServ-Arbitrage Rebate	1,300	600	700	1,300	0%	8,700
Operating Loan Repayment	55,044	8,453	46,591	55,044	0%	105,500
Neighborhood 4 Reimbursable Expenditures	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-

Total Financial and Administrative	\$ 269,350	\$ 188,816	\$ 89,349	\$ 278,165		\$ 349,052
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Insurance

General Liability	\$ 10,652	\$ 12,153	\$ -	\$ 12,153	14%	\$ 11,657
Public Officials Insurance	4,091	4,667	-	\$ 4,667	14%	4,467
Property & Casualty Insurance	34,171	28,443	5,728	\$ 34,171	0%	33,425
Deductible	-	-	-	\$ -	0%	5,000
Hurricane Expenses	-	-	-	\$ -	0%	10,000
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-

Total Insurance	\$ 48,914	\$ 45,263	\$ 5,728	\$ 50,991		\$ 64,549
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Utility Services

Electric Utility Services	\$ 80,000	\$ 43,232	\$ 14,940	\$ 58,172	-27%	\$ 80,000
Street Lights R&M	-	-	-	\$ -	0%	1,000
Amenity Internet	3,500	-	3,500	\$ 3,500	0%	2,500
Utility - Reclaimed Water	20,200	20,446	7,066	\$ 27,512	36%	30,000
Gas	4,500	755	261	\$ 1,016	-77%	2,250

Total Utility Services	\$ 108,200	\$ 64,433	\$ 25,767	\$ 90,200		\$ 115,750
Amenity						
Janitorial - Contract	\$ 7,000	\$ 5,104	\$ 1,896	\$ 7,000	\$ -	7,000
Garbage Dumpster - Rental/Collection	125,184	126,117	43,585	\$ 169,702	36%	155,000
Amenity Pest Control	1,648	533	1,115	\$ 1,648	0%	1,648
Amenity Camera R&M	500	-	500	\$ 500	0%	-
Amenity Furniture R&M	1,000	-	1,000	\$ 1,000	0%	1,000
Entrance Monuments, Gates, Walls R&M	2,000	-	2,000	\$ 2,000	0%	-
Sidewalk R&M	50,000	-	50,000	\$ 50,000	0%	-
Pool Maintenance - Contract	13,000	9,870	3,130	\$ 13,000	0%	15,000
Pool Treatments & Other R&M	5,000	975	4,025	\$ 5,000	0%	5,000
Security Monitoring Services	60,000	18,091	6,252	\$ 24,343	-59%	61,300
Holiday Decorations	5,000	5,144	1,778	\$ 6,922	38%	6,000
Solid Waste Assessment Rec Facility	800	-	800	\$ 800	0%	-
Street Sign Repairs/Replacements	1,500	450	1,050	\$ 1,500	0%	-
Road Maintenance	36,000	9,526	26,474	\$ 36,000	0%	86,000
Lighting Replacement	500	1,005	-	\$ 1,005	101%	-
Clubhouse IT Support	500	-	500	\$ 500	0%	-
Boardwalk and Bridge Maintenance	1,000	-	1,000	\$ 1,000	0%	-
Miscellaneous Maintenance	17,000	44,694	-	\$ 44,694	163%	-
Vandalism Repairs	3,000	-	3,000	\$ 3,000	0%	3,000
Community Activities	10,000	1,700	8,300	\$ 10,000	0%	10,000
Clubhouse Supplies	1,500	2,537	-	\$ 2,537	69%	1,500
Capital Improvements	50,000	-	50,000	\$ 50,000	0%	50,000
Telephone/Fax/Internet	-	2,480	-	\$ 2,480	0%	-
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
Total Amenity	\$ 392,132	\$ 228,226	\$ 206,404	\$ 434,630		\$ 402,448

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 255,180	\$ 191,385	\$ 63,795	\$ 255,180	0%	255,180
Other Landscaping - R&M	20,000	16,809	3,191	\$ 20,000	0%	20,000
Landscaping - Mulch	6,000	3,744	2,256	\$ 6,000	0%	6,000

Landscaping - Annuals	9,000	-	9,000	\$ 9,000	0%	-
R&M Irrigation	6,250	9,133	3,156	\$ 12,289	97%	20,000
Aquatics - Contract	33,360	23,345	10,015	\$ 33,360	0%	33,360
Weir/Structure Repairs	2,000	-	2,000	\$ 2,000	0%	2,000
Field Services	-	37,713	-	\$ 37,713	0%	-
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
Total Landscape and Pond Maintenance	\$ 331,790	\$ 282,129	\$ 93,413	\$ 375,542		\$ 336,540
Contingency						
Infrastructure Repair	50,000	24,413	25,587	50,000	0%	50,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Contingency	\$ 50,000	\$ 24,413	\$ 25,587	\$ 50,000		\$ 50,000
TOTAL EXPENDITURES	\$ 1,200,386	\$ 833,280	\$ 446,248	\$ 1,279,528		\$ 1,318,339
Excess (deficiency) of revenues	\$ -	\$ 115,621	\$ (164,804)	\$ (49,183)		\$ -
Net change in fund balance	\$ -	\$ 115,621	\$ (164,804)	\$ (49,183)		\$ -
Other Financing Sources (Uses)						
Valley National Bank Loan	\$ -	\$ -	\$ -	\$ -		\$ -
FUND BALANCE, BEGINNING	\$ 127,523	\$ 127,523	\$ 243,144	\$ 127,523		\$ 78,340
FUND BALANCE, ENDING	\$ 127,523	\$ 243,144	\$ 78,340	\$ 78,340		\$ 78,340

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity**Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Landscape and Pond Maintenance (Continued)**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Longleaf
Community Development District

Debt Service Budgets
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2005 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY2025	ACTUAL THRU 3/31/2025	PROJECTED February- 10/1/2025	TOTAL PROJECTED FY2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 5,380	\$ -	\$ 5,380	\$ -
Special Assmnts- Tax Collector	448,515	420,261	28,254	448,515	441,288
Special Assmnts- CDD Collected	-	-	-	-	19,000
TOTAL REVENUES	\$ 448,515	\$ 425,641	\$ 28,254	\$ 453,895	\$ 460,288
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	315,000	-	315,000	315,000	355,000
Interest Expense Series	133,515	71,010	62,505	133,515	97,335
TOTAL EXPENDITURES	\$ 448,515	\$ 71,010	\$ 377,505	\$ 448,515	\$ 452,335
Excess (deficiency) of revenues					
Over (under) expenditures	-	354,631	(349,251)	5,380	7,953
Net change in fund balance	\$ -	\$ 354,631	\$ (349,251)	\$ 5,380	\$ 15,907
FUND BALANCE, BEGINNING	\$ 471,664	\$ 471,664	\$ 826,295	\$ 471,664	\$ 477,044
FUND BALANCE, ENDING	\$ 471,664	\$ 826,295	\$ 477,044	\$ 477,044	\$ 492,951

**LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING REVENUE BONDS, SERIES 2005**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2023	\$ 2,930,000	\$ 300,000	5.38%	\$ 79,110	\$ 379,110
11/1/2023	\$ 2,630,000			\$ 71,010	\$ 71,010
5/1/2024	\$ 2,630,000	\$ 315,000	5.38%	\$ 71,010	\$ 386,010
11/1/2024	\$ 2,315,000			\$ 62,505	\$ 62,505
5/1/2025	\$ 2,315,000	\$ 335,000	5.38%	\$ 62,505	\$ 397,505
11/1/2025	\$ 1,980,000			\$ 53,460	\$ 53,460
5/1/2026	\$ 1,980,000	\$ 355,000	5.38%	\$ 53,460	\$ 408,460
11/1/2026	\$ 1,625,000			\$ 43,875	\$ 43,875
5/1/2027	\$ 1,625,000	\$ 375,000	5.38%	\$ 43,875	\$ 418,875
11/1/2027	\$ 1,250,000			\$ 33,750	\$ 33,750
5/1/2028	\$ 1,250,000	\$ 395,000	5.38%	\$ 33,750	\$ 428,750
11/1/2028	\$ 855,000			\$ 23,085	\$ 23,085
5/1/2029	\$ 855,000	\$ 415,000	5.38%	\$ 23,085	\$ 438,085
11/1/2029	\$ 440,000			\$ 11,880	\$ 11,880
5/1/2030	\$ 440,000	\$ 440,000	5.38%	\$ 11,880	\$ 451,880
		\$ 2,930,000		\$ 678,240	\$ 3,608,240

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2006 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED February- 10/1/2025	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 2,104	\$ -	\$ 2,104	\$ -
Special Assmnts- Tax Collector	247,429	231,151	16,278	247,429	252,210
Special Assmnts- CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 247,429	\$ 233,255	\$ 16,278	\$ 249,533	\$ 252,210
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Debt Retirement	175,000	-	175,000	175,000	195,000
Interest Expense Series	72,429	38,566	33,863	72,429	52,809
TOTAL EXPENDITURES	\$ 247,429	\$ 43,566	\$ 208,863	\$ 252,429	\$ 247,809
Excess (deficiency) of revenues Over (under) expenditures	-	189,689	(192,585)	(2,896)	4,400
Net change in fund balance	\$ -	\$ 189,689	\$ (192,585)	\$ (2,896)	\$ 8,801
FUND BALANCE, BEGINNING	\$ 129,367	\$ 129,367	\$ 319,056	\$ 129,367	\$ 126,471
FUND BALANCE, ENDING	\$ 129,367	\$ 319,056	\$ 126,471	\$ 126,471	\$ 135,272

**LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING REVENUE BONDS, SERIES 2006**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2023	\$ 1,600,000	\$ 165,000	5.38%	\$ 43,000	\$ 208,000
11/1/2023	\$ 1,435,000			\$ 38,566	\$ 38,566
5/1/2024	\$ 1,435,000	\$ 175,000	5.38%	\$ 38,566	\$ 213,566
11/1/2024	\$ 1,260,000			\$ 33,863	\$ 33,863
5/1/2025	\$ 1,260,000	\$ 180,000	5.38%	\$ 33,863	\$ 213,863
11/1/2025	\$ 1,080,000			\$ 29,025	\$ 29,025
5/1/2026	\$ 1,080,000	\$ 195,000	5.38%	\$ 29,025	\$ 224,025
11/1/2026	\$ 885,000			\$ 23,784	\$ 23,784
5/1/2027	\$ 885,000	\$ 205,000	5.38%	\$ 23,784	\$ 228,784
11/1/2027	\$ 680,000			\$ 18,275	\$ 18,275
5/1/2028	\$ 680,000	\$ 215,000	5.38%	\$ 18,275	\$ 233,275
11/1/2028	\$ 465,000			\$ 12,497	\$ 12,497
5/1/2029	\$ 465,000	\$ 225,000	5.38%	\$ 12,497	\$ 237,497
11/1/2029	\$ 240,000			\$ 6,450	\$ 6,450
5/1/2030	\$ 240,000	\$ 240,000	5.38%	\$ 6,450	\$ 246,450
		\$ 1,600,000		\$ 367,919	\$ 1,967,919

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2024 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2025	THRU 3/31/2025	February- 10/1/2025	PROJECTED FY 2024	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	-	-	-
Special Assmnts- CDD Collected	483,565	-	483,565	483,565	481,703
TOTAL REVENUES	\$ 483,565	\$ -	\$ 483,565	\$ 483,565	\$ 481,703
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	100,000	-	100,000	100,000	105,000
Interest Expense Series	383,565	-	383,565	383,565	376,703
TOTAL EXPENDITURES	\$ 483,565	\$ -	\$ 483,565	\$ 483,565	\$ 481,703
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING	\$ 699,119	\$ 699,119	\$ -	\$ 699,119	\$ 699,119
FUND BALANCE, ENDING	\$ 699,119	\$ -	\$ -	\$ 699,119	\$ 699,119

Longleaf

Community Development District

Longleaf Community Development District Capital Improvement Revenue Bonds, Series 2024 (Neighborhood 4 - Assessment Area One)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$ 7,000,000			\$ 96,957	\$ 96,957
11/1/2024	\$ 7,000,000			\$ 191,783	\$ 191,783
5/1/2025	\$ 7,000,000	\$ 100,000	4.500%	\$ 191,783	\$ 291,783
11/1/2025	\$ 6,900,000			\$ 189,533	\$ 189,533
5/1/2026	\$ 6,900,000	\$ 105,000	4.500%	\$ 189,533	\$ 294,533
11/1/2026	\$ 6,795,000			\$ 187,170	\$ 187,170
5/1/2027	\$ 6,795,000	\$ 110,000	4.500%	\$ 187,170	\$ 297,170
11/1/2027	\$ 6,685,000			\$ 184,695	\$ 184,695
5/1/2028	\$ 6,685,000	\$ 115,000	4.500%	\$ 184,695	\$ 299,695
11/1/2028	\$ 6,570,000			\$ 182,108	\$ 182,108
5/1/2029	\$ 6,570,000	\$ 120,000	4.500%	\$ 182,108	\$ 302,108
11/1/2029	\$ 6,450,000			\$ 179,408	\$ 179,408
5/1/2030	\$ 6,450,000	\$ 125,000	4.500%	\$ 179,408	\$ 304,408
11/1/2030	\$ 6,325,000			\$ 176,595	\$ 176,595
5/1/2031	\$ 6,325,000	\$ 130,000	4.500%	\$ 176,595	\$ 306,595
11/1/2031	\$ 6,195,000			\$ 173,670	\$ 173,670
5/1/2032	\$ 6,195,000	\$ 140,000	5.400%	\$ 173,670	\$ 313,670
11/1/2032	\$ 6,055,000			\$ 169,890	\$ 169,890
5/1/2033	\$ 6,055,000	\$ 145,000	5.400%	\$ 169,890	\$ 314,890
11/1/2033	\$ 5,910,000			\$ 165,975	\$ 165,975
5/1/2034	\$ 5,910,000	\$ 155,000	5.400%	\$ 165,975	\$ 320,975
11/1/2034	\$ 5,755,000			\$ 161,790	\$ 161,790
5/1/2035	\$ 5,755,000	\$ 165,000	5.400%	\$ 161,790	\$ 326,790
11/1/2035	\$ 5,590,000			\$ 157,335	\$ 157,335
5/1/2036	\$ 5,590,000	\$ 170,000	5.400%	\$ 157,335	\$ 327,335
11/1/2036	\$ 5,420,000			\$ 152,745	\$ 152,745
5/1/2037	\$ 5,420,000	\$ 180,000	5.400%	\$ 152,745	\$ 332,745
11/1/2037	\$ 5,240,000			\$ 147,885	\$ 147,885
5/1/2038	\$ 5,240,000	\$ 190,000	5.400%	\$ 147,885	\$ 337,885
11/1/2038	\$ 5,050,000			\$ 142,755	\$ 142,755
5/1/2039	\$ 5,050,000	\$ 200,000	5.400%	\$ 142,755	\$ 342,755
11/1/2039	\$ 4,850,000			\$ 137,355	\$ 137,355
5/1/2040	\$ 4,850,000	\$ 215,000	5.400%	\$ 137,355	\$ 352,355
11/1/2040	\$ 4,635,000			\$ 131,550	\$ 131,550
5/1/2041	\$ 4,635,000	\$ 225,000	5.400%	\$ 131,550	\$ 356,550
11/1/2041	\$ 4,410,000			\$ 125,475	\$ 125,475
5/1/2042	\$ 4,410,000	\$ 235,000	5.400%	\$ 125,475	\$ 360,475
11/1/2042	\$ 4,175,000			\$ 119,130	\$ 119,130
5/1/2043	\$ 4,175,000	\$ 250,000	5.400%	\$ 119,130	\$ 369,130
11/1/2043	\$ 3,925,000			\$ 112,380	\$ 112,380
5/1/2044	\$ 3,925,000	\$ 265,000	5.400%	\$ 112,380	\$ 377,380
11/1/2044	\$ 3,660,000			\$ 105,225	\$ 105,225
5/1/2045	\$ 3,660,000	\$ 280,000	5.750%	\$ 105,225	\$ 385,225
11/1/2045	\$ 3,380,000			\$ 97,175	\$ 97,175
5/1/2046	\$ 3,380,000	\$ 295,000	5.750%	\$ 97,175	\$ 392,175
11/1/2046	\$ 3,085,000			\$ 88,694	\$ 88,694
5/1/2047	\$ 3,085,000	\$ 315,000	5.750%	\$ 88,694	\$ 403,694

Longleaf

Community Development District

11/1/2047	\$	2,770,000			\$	79,638	\$	79,638	
5/1/2048	\$	2,770,000	\$	330,000	5.750%	\$	79,638	\$	409,638
11/1/2048	\$	2,440,000				\$	70,150	\$	70,150
5/1/2049	\$	2,440,000	\$	350,000	5.750%	\$	70,150	\$	420,150
11/1/2049	\$	2,090,000				\$	60,088	\$	60,088
5/1/2050	\$	2,090,000	\$	370,000	5.750%	\$	60,088	\$	430,088
11/1/2050	\$	1,720,000				\$	49,450	\$	49,450
5/1/2051	\$	1,720,000	\$	395,000	5.750%	\$	49,450	\$	444,450
11/1/2051	\$	1,325,000				\$	38,094	\$	38,094
5/1/2052	\$	1,325,000	\$	415,000	5.750%	\$	38,094	\$	453,094
11/1/2052	\$	910,000				\$	26,163	\$	26,163
5/1/2053	\$	910,000	\$	440,000	5.750%	\$	26,163	\$	466,163
11/1/2053	\$	470,000				\$	13,513	\$	13,513
5/1/2054	\$	470,000	\$	470,000	5.750%	\$	13,513	\$	483,513
					\$ 7,000,000	\$	7,731,782	\$	14,731,782

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Longleaf

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION																		
Assessment Area One- Series 2005																		
Product	O&M Units	DS Units	EAU	General Fund					Debt Service Series 2005					Total Assessments per Unit				
				FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change		FY 2026	FY 2025	Dollar Change	Percent Change	
Townhome N4	146	146	1.00	\$ 620.51	\$ 563.11	\$ 57.40	\$ 4.78	10.19%	\$ 450.00	\$ 450.00	\$ -	0%		\$ 1,070.51	\$ 1,013.11	\$ 57.40	6%	
Townhome N3	31	31	1.00	\$ 620.51	\$ 563.11	\$ 57.40	\$ 4.78	10.19%	\$ 450.00	\$ 450.00	\$ -	0%		\$ 1,070.51	\$ 1,013.11	\$ 57.40	6%	
Townhome N3 Replat	21	21	1.19	\$ 736.86	\$ 668.69	\$ 68.16	\$ 5.68	10.19%	\$ 534.00	\$ 534.00	\$ -	0%		\$ 1,270.86	\$ 1,202.69	\$ 68.16	6%	
Condo N4	0	0	1.00	\$ 620.51	\$ 563.11	\$ 57.40	\$ 4.78	10.19%	\$ 450.00	\$ 450.00	\$ -	0%		\$ 1,070.51	\$ 1,013.11	\$ 57.40	6%	
Condo N3	70	70	1.00	\$ 620.51	\$ 563.11	\$ 57.40	\$ 4.78	10.19%	\$ 450.00	\$ 450.00	\$ -	0%		\$ 1,070.51	\$ 1,013.11	\$ 57.40	6%	
SF 42' N3	62	62	2.28	\$ 1,417.15	\$ 1,286.06	\$ 131.09	\$ 10.92	10.19%	\$ 750.00	\$ 750.00	\$ -	0%		\$ 2,167.15	\$ 2,036.06	\$ 131.09	6%	
SF 50' N4	40	40	2.93	\$ 1,816.29	\$ 1,648.27	\$ 168.02	\$ 14.00	10.19%	\$ 800.00	\$ 800.00	\$ -	0%		\$ 2,616.29	\$ 2,448.27	\$ 168.02	7%	
SF 50'N3	51	51	2.93	\$ 1,816.29	\$ 1,648.27	\$ 168.02	\$ 14.00	10.19%	\$ 800.00	\$ 800.00	\$ -	0%		\$ 2,616.29	\$ 2,448.27	\$ 168.02	7%	
SF 60' N4	3	3	3.57	\$ 2,215.42	\$ 2,010.48	\$ 204.94	\$ 17.08	10.19%	\$ 850.00	\$ 850.00	\$ -	0%		\$ 3,065.42	\$ 2,860.48	\$ 204.94	7%	
SF 60' N3	48	48	3.57	\$ 2,215.42	\$ 2,010.48	\$ 204.94	\$ 17.08	10.19%	\$ 850.00	\$ 850.00	\$ -	0%		\$ 3,065.42	\$ 2,860.48	\$ 204.94	7%	
SF 100' N3	3	3	5.16	\$ 3,204.35	\$ 2,907.93	\$ 296.42	\$ 24.70	10.19%	\$ 1,499.00	\$ 1,499.00	\$ -	0%		\$ 4,703.35	\$ 4,406.93	\$ 296.42	7%	
	475	475																
Assessment Area Two- Series 2006																		
Product	O&M Units	DS Units	EAU	O&M Per Unit					Debt Service Series 2006					Total Assessments per Unit				
				FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change		FY 2026	FY 2025	Dollar Change	Percent Change	
Townhome	38	38	1.00	\$ 620.51	\$ 563.11	\$ 57.40	\$ 4.78	10.19%	\$ 204.00	\$ 204.00	\$ -	0%		\$ 824.51	\$ 767.11	\$ 57.40	7%	
SF 42'	65	64	2.28	\$ 1,417.15	\$ 1,286.06	\$ 131.09	\$ 10.92	10.19%	\$ 612.00	\$ 612.00	\$ -	0%		\$ 2,029.15	\$ 1,898.06	\$ 131.09	7%	
SF 42' Prepaid	4	4	2.28	\$ 1,417.15	\$ 1,286.06	\$ 131.09	\$ 10.92	10.19%	\$ 354.00	\$ 354.00	\$ -	0%		\$ 1,771.15	\$ 1,640.06	\$ 131.09	8%	
SF 50'	87	86	2.93	\$ 1,816.29	\$ 1,648.27	\$ 168.02	\$ 14.00	10.19%	\$ 817.00	\$ 817.00	\$ -	0%		\$ 2,633.29	\$ 2,465.27	\$ 168.02	7%	
SF 50' Prepaid	8	8	2.93	\$ 1,816.29	\$ 1,648.27	\$ 168.02	\$ 14.00	10.19%	\$ 471.00	\$ 471.00	\$ -	0%		\$ 2,287.29	\$ 2,119.27	\$ 168.02	8%	
SF 60'	56	56	3.57	\$ 2,215.42	\$ 2,010.48	\$ 204.94	\$ 17.08	10.19%	\$ 1,021.00	\$ 1,021.00	\$ -	0%		\$ 3,236.42	\$ 3,031.48	\$ 204.94	7%	
SF 60' Prepaid	6	6	3.57	\$ 2,215.42	\$ 2,010.48	\$ 204.94	\$ 17.08	10.19%	\$ 589.00	\$ 589.00	\$ -	0%		\$ 2,804.42	\$ 2,599.48	\$ 204.94	8%	
SF 70'	34	34	4.21	\$ 2,614.55	\$ 2,372.69	\$ 241.86	\$ 20.15	10.19%	\$ 1,225.00	\$ 1,225.00	\$ -	0%		\$ 3,839.55	\$ 3,597.69	\$ 241.86	7%	
SF 100' Prepaid	1	1	5.16	\$ 3,204.35	\$ 2,907.93	\$ 296.42	\$ 24.70	10.19%	\$ 886.00	\$ 886.00	\$ -	0%		\$ 4,090.35	\$ 3,793.93	\$ 296.42	8%	
SF 100' W/O SL	15	15	5.16	\$ 3,204.35	\$ 2,907.93	\$ 296.42	\$ 24.70	10.19%	\$ 1,535.00	\$ 1,535.00	\$ -	0%		\$ 4,739.35	\$ 4,442.93	\$ 296.42	7%	
Commercial	3.3	3	19.12	\$ 11,864.03	\$ 10,766.54	\$ 1,097.48	\$ 91.46	10.19%	\$ 5,961.00	\$ 5,961.00	\$ -	0%		\$ 17,825.03	\$ 16,727.54	\$ 1,097.48	7%	
	317.3	315.3																
New Assessment Area (Series 2024 Bonds)																		
Product	O&M Units	DS Units		O&M Per Unit					Debt Service Series 2005				Debt Service Series 2024 (Pass-Through Post Paydown)			Total Assessments per Unit		
				FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 36'	118	118		\$ 620.51	\$ 563.11	\$ 57.40	\$ 4.78	10.19%	\$ 450.00	\$ 450.00	\$ -	\$ -	\$ 600.00	\$ -	\$ 600.00	\$ 1,670.51	\$ 1,013.11	\$ 657.40
SF 52'	52	52		\$ 1,816.29	\$ 1,648.27	\$ 168.02	\$ 14.00	10.19%	\$ 800.00	\$ 800.00	\$ -	\$ -	\$ 1,020.00	\$ -	\$ 1,020.00	\$ 3,636.29	\$ 2,448.27	\$ 1,188.02
SF 62'	33	33		\$ 2,215.42	\$ 2,010.48	\$ 204.94	\$ 17.08	10.19%	\$ 850.00	\$ 850.00	\$ -	\$ -	\$ 1,800.00	\$ -	\$ 1,800.00	\$ 4,865.42	\$ 2,860.48	\$ 2,004.94
SF 66'	3	3		\$ 2,215.42	\$ 2,010.48	\$ 204.94	\$ 17.08	10.19%	\$ 850.00	\$ 850.00	\$ -	\$ -	\$ 2,160.00	\$ -	\$ 2,160.00	\$ 5,225.42	\$ 2,860.48	\$ 2,364.94
	206	206																

Fifth Order of Business

5A

**MINUTES OF MEETING
LONGBLEAF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Longleaf Community Development District was held on Wednesday, July 16, 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
Lindsay Moore	Assistant Secretary
Jay Wijnmaalen	Assistant Secretary

Also, the presents were:

Wendi McAnn	District Manager
Phil Chang	District Engineer
Jim Chambers	Onsite
Seth Mendoza	Yellowstone Representative
Howard Neal	Inframark (<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 June 4, 2025, Regular Meeting

On MOTION by Ms. Johnson seconded by Ms. Moore, with all in favor, the minutes of June 4 meeting as discussed by Mr. Oreto, were approved. 4-0

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

The Board received and reviewed the financials, check register, and O&Ms.

FIFTH ORDER OF BUSINESS**Financial Discussion**

A discussion ensued by Mr. McDonald regarding the financial position of the District through end of November 2025 and the District is in a good position with a network of \$142,000.

Ms. Oretto spoke about the new way Inframark was going to send financials and the Board agreed and was happy to have additional time for review.

SIXTH ORDER OF BUSINESS**Yellowstone Landscape Report**

Mr. Mendoza discussed his ride along with the community with Mr. Chambers.

SEVENTH ORDER OF BUSINESS**Engineer's Report**

Mr. Chang reported he did a site visit today 7/16/25 with onsite manager Jim Chambers. The wind is causing erosion and needs to be repaired on the north side of Woodlands. Hoping to team up with Mr. Mendoza from Yellowstone.

A. Consideration of Pond Skimmers/Gate Replacement Proposals

Mr. Chang spoke on items and the Board asked questions. Mr. Chang recommended the Site Master's quote to the board for this project.

On MOTION by Mr. Wijnmaalen, seconded by Ms. Moore, with all in favor, proposal by Site Master's for Pond Skimmer and Gate Replacement, was approved. 4-0

B. Consideration of Pavement and Marking Repair Proposals

A discussion ensued regarding refreshing crosswalks in the community is CDD liable if we don't refresh all crosswalks, and pavement should wait until after hurricane season.

On MOTION by Ms. Oretto seconded by Mr. Wijnmaalen, with all in favor, the portion of the proposal by Parking Lot Services - Marking Refresh (School) for \$1,947 and for Mr. Chang to get in touch with them for a rush job prior to the start of school on August 11, 2025, was approved. 4-0

The rest of the proposal is tabled until the next meeting. A needed break down from Parking Lot Services on pavement repairs.

EIGHTH ORDER OF BUSINESS**Attorney's Report****A. Discussion on Tree Maintenance & Responsibility**

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS**Business Items****A. Consideration of Arbor Park Proposals**

A discussion ensued regarding renderings that Canterbury Farms sent and discussed Landscape creations proposal without a rendering. Ms. Oreto will reach out to them for the modified proposal based on the Boards suggestions.

On MOTION by Ms. Moore seconded by Mr. Wijnmaalen, with all in favor, request modification of proposal by Canterbury Farms down to \$5,500, was approved. 4-0

B. Discussion on Signal Summer 2026 Pool Monitor Proposal

Tabled, the Board would like the proposal to be for a shortened window of 8 weeks vs. to 16 weeks.

C. Consideration of Trinity Hurricane Clean-Up NTE (Not to Exceed)

On MOTION by Ms. Moore, seconded by Mr. Wijnmaalen, with all in favor, the proposal by Trinity for hurricane clean-up, approved. 4-0

D. Consideration of Inframark Field Management RFP Preparation and Execution Proposal

Mr. Neal spoke on how they will prepare, scoring system and the next steps to appointing a liaison, etc. A question was asked if they do not like any of the new proposals about what happens, it was stated they could make an addendum to the Yellowstone contract.

On MOTION by Ms. Johnson, seconded by Ms. Moore, with all in favor, accept RFP proposal from Inframark, was approved. 4-0

E. Consideration of Pond Maintenance Proposals

Tabled, until the current company can provide a proposal to the District. Have this item added to the August meeting agenda.

F. Consideration of Tree Trimming Proposal

Tabled, takes a phased approach for tree trimming. The Board request staff discuss with vendor most problematic areas and come to the August meeting to discuss.

G. Consideration of Reserve Study Proposals

The Board was confused with the reserve study and why it was presented. The Board expresses appreciation for Mr. McDonald, who does a great job for them. Motion to deny a reserve study made by Veronica 2nd Jay Motion carries 4-0 to decline having a reserve study done.

On MOTION by Ms. Johnson, seconded by Mr. Wijnmaalen, with all in favor, decline having a reserve study done, was approved. 4-0

H. Update on Neighborhood 4**I. Discussion of Community Newsletter**

Ms. Oreto added business item 9I for discussion. Ms. Chang spoke along with Natalie about the cost of producing the first newsletter that will cost under \$500. They would like the CDD to support this and they would like a CDD liaison for this project to bring unity and educate the residents. The Board suggested the following:

- Have the first one printed and then move to a QR code.
- Have it uploaded to the District website.
- Run this by District Counsel first to see if there needs to be a "disclaimer".
- Ask counsel how Corey Lake Isles executes this and to be sure the newsletter would be ADA compliant.

On MOTION by Ms. Moore, seconded by Mr. Wijnmaalen, with all in favor, to move forward on this contingent as noted above on District Counsels blessing, was approved. 4-0

TENTH ORDER OF BUSINESS**Manager's Report****A. Aquatic Report**

There being none, the next order of business followed.

B. On-Site Manager Report

Mr. Chambers discussed recent events with teens resulting in an arrest. He suggested changing pool hours and ability to ban individuals that break rules for 1 year. It was requested to advise District Counsel on how to execute these rules and if changed do you need a public hearing. Resident in neighborhood 5 cut into wetlands approximately 45/50 yards. A suggestion to have District Counsel send them a letter. The Board directed Mr. Chambers to obtain quotes for "No Solicitation" signs and to check with District Counsel on language that comply with County. A discussion ensued regarding pool access and considered reducing the number of

residents allowed from 5 to 3. A suggestion to look into camera for pool where there is a dead spot, perhaps a 180-degree camera. Contact Mr. Chambers if any Board members would like to watch videos from pool incidents.

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

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

- Ms. Johnson would like to have Sherrif reports and updates shared via email, so they are apprised of these incidents prior to coming to the meeting. To be notified via email when major events happen in community
- Ms. Wijnmaalen asked when the traffic signs would be ready and check into price for "slow children playing" from same company. A discussion on price on speed humps, can we add them, and Mr. Change stated needs traffic study new rule in the past year.
- Ms. Oreto requested 2 ceiling fans on the front porch and Ms. Johnson asked if there were electric ones. Ms. Oreto stated that it was capped off. Mr. Chambers to check into electric and cost of fans.

Mr. Ryan entered the meeting at 8:00 p.m.

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. Moore seconded by Mr. Wijnmaalen with all in favor, the meeting was adjourned at 8:29 pm. 4-0
--

Lisa Castoria
District Manager

Evalyn Oreto
Chairperson

Eighth Order of Business

81.



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

#433782
Mr. Phil Chang
BGE, Inc.
5426 Bay Center Drive, Suite 100
Tampa, FL 33609

July 23, 2025
(813) 328-3664
Longleaf CDD - Asphalt Repairs
3141 Deland Street
New Port Richey, FL 34655

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

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

Area (SF)	Areas	Location
12,280	16	Road
1080	4	Parking Spot
406	6	Pedestrian Bicycle Path

ROAD, PARKING SPOT, PATH & RESTRIPIING OVERALL TOTAL\$51,105.00 ()

Area (SF)	Areas	Location
5,842	30	Alley

ALLEY OVERALL TOTAL\$27,183.00 ()

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Page 1 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal –The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal

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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.
- **PLS is NOT responsible for any liability from slip and fall accidents on painted walking surfaces.**
- 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.

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Page 2 of 5

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Authorized Signature Jason Lambert / cell (813) 344-6431

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Signature: _____



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July 23, 2025
(813) 328-3664
Longleaf CDD - Asphalt Repairs
3141 Deland Street
New Port Richey, FL 34655

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL

SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

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Page 3 of 5

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We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

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Page 4 of 5

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PAYMENT TERMS

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND
AGREED UPON IN WRITING

NAME

DATE

- ☐ Request a Certificate of Insurance
(If special verbiage required, please provide a sample COI)
- ☐ Request pictures for invoicing, if needed
- ☐ Please provide AP Contact name, phone number, and email:

** Scheduling can be activated upon receipt of a signed copy of the proposal.*

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover Cards with a 2.5% Convenience Fee. Amex accepted with a 3.5% Convenience Fee.**

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Page 5 of 5

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Date of Acceptance: _____

Signature: _____

Signature: _____

TENTH ORDER OF BUSINESS

10A

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONGLEAF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Longleaf Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2025

ATTEST:

**LONGLEAF
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/ VICE CHAIRMAN

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2026
LONGBLEAF COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Longleaf Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026 to be held on the **first Wednesday of each month at the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655** on the below dates and times.

FY 2025/2026 Meeting Schedule

October 1, 2025	6:00 p.m.
November 5, 2025	6:00 p.m.
December 3, 2025	6:00 p.m.
January 7, 2026	6:00 p.m.
February 4, 2026	6:00 p.m.
March 4, 2026	6:00 p.m.
April 1, 2026	6:00 p.m.
May 6, 2026	6:00 p.m.
June 3, 2026	6:00 p.m.
July 1, 2026	6:00 p.m.
August 5, 2026	6:00 p.m.
September 2, 2026	6:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Lisa Castoria
District Manager

10C



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 Removeal 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

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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

Signature: _____ **Date:** _____

10D



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Page 1 of 3

THIS AGREEMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

Longleaf CDD – Phase 3

c/o Inframark

2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

Lisa Castoria 656.223-7011 Lisa.castoria@inframark.com

james.chambers@inframark.com

08/01/2025 – 07/31/2026

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following (9) ponds (3) wetland buffers zones located at Longleaf CDD in New Port Richey, Florida in accordance with the terms and conditions of this agreement.

A minimum of 12 inspections with treatment as needed.

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- Initial startup charge	\$ N / A
- Shoreline grass and brush control	\$ 591.00 (monthly)
- Submersed and floating vegetation control	\$ Included
- Wetland buffers	\$ 563.00
- Trash removal	\$ Included
- Periodic water testing as required by AWC	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total monthly investment: \$ 1,154.00

*During monthly maintenance visits trash and light debris will be removed from the pond(s) with each service and disposed of offsite. Any large items or debris that are not easily and reasonably removed by one person during the routine visit will be removed with the customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Scheduled treatments will be provided approximately every 30 days.

Invoices for this service will be mailed each month when the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name



Aquatic Weed Control, Inc.

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Page 2 of 3

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER's failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government-imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

Tad Roman

Aquatic Weed Control, Inc

Customer's Signature

Date



Aquatic Weed Control, Inc.

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Page 3 of 3

Longleaf CDD Phase 3

(9) Ponds & (3) Wetland buffer zones



10E.

ESTIMATE



Low Voltage / Security Systems / Automation

Estimate #	914
Date	Jul 23, 2025
Total	\$2,300.00 USD

RUAV

Mobile: 813-316-6187
 robbyuptonav@gmail.com
 www.ru-av.com

Estimate To:

Jim

Longleaf

longleafonsite@gmail.com
 Mobile: (727) 846-3689

#	Tasks	Quantity	Rate	Amount
---	-------	----------	------	--------

1.	1 day labor	1	\$500.00	\$500.00
This will be to run all the new conduit and running 2 cat6 lines to the new location and installing the new camera. Taking the outside pool cam down and installing it on the inside with a new line.				

#	Products	Quantity	Unit Price	Amount
---	----------	----------	------------	--------

1.	8mp 180 degrees IP camera	1	\$800.00	\$800.00
This will give you 180 degrees of angle view from the opposite side of the pool. The camera has AI and will work on the system perfectly.				

2.	Conduit and Misc Materials	1	\$1,000.00	\$1,000.00
120ft of 3/4 schedule 40 PVC Back boxes 2 Conduit boxes 5 Conduit fittings 20 Flex conduit 50ft All other materials needed to complete the job Cat6 box 1				

Terms & Conditions

75% is due for the deposit and to hold the date and purchase all the materials. After materials have been dropped off and installed the 25% will be due. With payment of the deposit you agree to the terms and conditions of RUAV.

Sub Total	\$2,300.00 USD
Total	\$2,300.00 USD

Eleventh Order of Business

11A.







































Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Longleaf Treatment Report July 2025

The monthly treatment for Longleaf was done on July 17, 2025

Ponds-

The water levels in the ponds are continuing to rise. With more consistent rain there has been more trash and debris flowing into the ponds. We removed multiple trash bags worth of debris and litter during our visit. The storm drains that were blocked in the ponds were cleared to allow proper flow for the water out of the ponds. Due to the flow in most ponds now, there was very little algae in present and in the ponds that had Algae they were treated. The grass and weeds are growing rapidly, but have all been treated to maintain a clean pond bank.

Buffer Zones-

The buffer zones are now being treated twice a month per the contract and the results and benefits of this are showing. There is a lot of growth in the buffer zones due to the water levels rising. With the multiple monthly treatment we are able to control the invasive weeds and maintain a proper buffer zone.

11B.

Park Director & Field Report

August 2025

Vandalism

-Longleaf monument lights, SW, at Starkey Blvd and Rt 54, damaged by unknown incident. Himes Electrical repaired broken lights.

Monthly Update

-Met with Robby Upton, from RUAV and CDD Chairman Fran to discuss options for improved pool camera coverage.

-Reviewed Street grate cleaning in progress with Juan. Corner of Mt Dora, Town Hall Driveway, Corner of Alachua Pl. Channels filled with silt and debris. Last cleaned 3-4 years ago. Will monitor for yearly cleaning to avoid street flooding.

-Coordinated with Seth, from Yellowstone, for the thinning of overgrown palmettos at the Town Ave end of Pioneer Green. Four dead slash pine trees were also removed. Killed by pine beetles.

-Monitored access and safety for pool. Spot checked Access Cards.

Field Inspection

-Sod brown at Pond 55, bank runoff repair. It is not coming back. Sod will be replaced under warranty by Yellowstone.

-Palm trees on pool deck require second trimming. New pod clusters are attracting wasps. (Assigned to Yellowstone)

-Restroom doors are misaligned and deteriorating. (Door Whisperers have measured. Waiting for the proposal)

-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)

Azaleas planted at Tennis/Basketball Courts are dying. Lack of water due to Reclaimed water restrictions. (Reviewed with Yellowstone)

-Annual Flowers removed throughout property. Waiting on Perennial ground cover and plants. (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)

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)**