

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

November 5, 2025

6:00 p.m.

Join the meeting now

Dial in by phone

+1 646-838-1601, ,222889968#



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

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

Staff

Heather Jackson, District Manager
 Vivek Babbar, District Counsel
 Phil Chang, District Engineer
 Jim Chambers, District Onsite Manager

Meeting Agenda

Wednesday, November 5, 2025 – 6:00 p.m.

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Audience Comments – Limited to three (3) minutes**
5. **Staff Reports**
 - A. Field Inspection Report
 - i. Inframark Water Fountain Replacement and Bollard Installation Proposal..... P. 4
 - ii. Inframark Concrete Sloping and Cosmetic Wood Beam Finish Work Proposal P. 5
 - B. Yellowstone Landscape Report
 - i. Ratification of Yellowstone Irrigation Repairs..... P. 6
 - C. Aquatic Weed Control Lake and Wetlands Report..... P. 9
 - i. Aquatic Weed Control Treatment Report..... P. 35
 - D. Omega Tree and Nursery
 - i. Review of Tree Removal Job Layout..... P. 36
 - ii. Consideration of Tree Removal Proposal..... P. 38
 - E. District Engineer
 - i. Consideration of District Maps
 - F. District Counsel
 - G. Onsite Manager
 - H. District Manager
6. **Business Items**
 - A. Consideration of Resolution 2026-02, Adopting Goals, Objectives, Performance Measures, and Standards for Fiscal Year 2026..... P. 40
 - B. Review of the Goals and Objectives Report for Fiscal Year 2025 P. 45
 - C. Consideration of Lubee Bat Conservancy Proposal..... P. 49
 - D. Consideration of Weldon Wildlife Removal Proposal P. 50
 - E. Consideration of Triangle Pool Services Pool Pump Replacement Proposal ... P. 51
 - F. Discussion on Truist Bank Fees and Cancellation of Account..... P. 52
 - G. Review of Standard Operating Procedure for Golf Cart Operation on County Roadways P. 55

District Office:

Inframark, District Management Services
 11555 Heron Bay Boulevard
 Coral Springs, FL 33076
 954-603-0033

Meeting Location:

Longleaf Town Hall
 3141 Deland Street,
 New Port Richey, FL 34655
 Call-in: +1 646-838-1601,222889968#

- H. Review of Electric Motorcycles Rules and Safety Requirements P. 56
- I. Discussion on RIPA and Associates Neighborhood 4 Phases III & IV
Storm and Sanitary Revisions and Additions Proposal P. 57
- J. Review of Firearm Carry Law Enforcement Update P. 60
- 7. Business Administration**
 - A. Consideration of Minutes from the Meeting held September 3, 2025..... P. 61
 - B. Consideration of Minutes from the Meeting held October 1, 2025 P. 67
 - C. Review of Operation Expenditures and Maintenance for September 2025 P. 74
- 8. Supervisors' Requests or Comments**
- 9. Audience Comments – *Limited to three (3) minutes***
- 10. Adjournment**

The next meeting is scheduled for Wednesday, December 3, 2025, at 6:00 p.m.



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

Date: 10/16/2025
Work Order #LL2-10-16-25
Customer ID:Longleaf CDD

Phone:656-247-3501

Quotation valid until 11/30/2025

Prepared by: Nate Montagna

Description		Unit Price	Quantity	Amount
Removal and replacing water fountain two in one water bottle filler and fountain		\$1,425.00	1	\$1,425.00
Bollard installation, concrete and bollard with labor		\$200.00	1	\$100.00
Extra parts and materials				\$100
Total	Labor and Materials			\$1725.00

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

If you have any questions concerning this quotation, contact Nathaniel Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

By: _____

Date: 10/16/25
Inframark

Date: _____
Longleaf CDD

**Inframark**

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 10/16/2025

Work Order #LL10-16-25

Customer ID: Longleaf CDD

Phone: 656-247-3501

Quotation valid until 11/30/2025

Prepared by: **Nate Montagna**

Description		Unit Price	Quantity	Amount
Concrete slope for both bathrooms labor and materials		\$100.00	2	\$200.00
Removal and replacing finishing wood on the structural beam (work to be preformed is all cosmetic) L&M included		\$495	1	\$495
If any structural damaged is notice in the repair the board will be notified and all repairs will stop. Any structural damaged is not covered in this proposal.				
Total	Labor and Materials			\$695.00

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

If you have any questions concerning this quotation, contact Nathaniel Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

By: _____

Date: 10/16/25

Date: _____

Inframark

Longleaf CDD

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:

9/25/2025
10/1/2025
D McDonnell

Estimate Summary

Labor: 4 hours, 45 minutes - \$356.25
Materials: \$400.25

Total: \$756.50
(plus applicable taxes)

Service Summary

Service	Quantity	Cost
Repair Lateral Line	1	\$160.00
Repair Valve	1	\$150.00
Replace Sprinkler Head	3	\$106.50
Troubleshoot Valve	1	\$340.00
Total (plus applicable taxes):		\$756.50

Signature

Date

Service Detail

Controller #5 Clubhouse > Zone 7 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 1	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 clogged nozzle fixed on site	\$18.75	\$16.75	\$35.50

Controller #12 > Zone 6 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 3	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken spray head fixed on site	\$18.75	\$16.75	\$35.50

Controller #13 on corner of town and palladio > Zone 8 Rotors

Asset	Service	Notes	Labor	Materials	Total
Valve 5	<u>Repair</u>	Part: Diaphragm Hours: 1 Valve stock on needs to be replaced	\$75.00	\$75.00	\$150.00

Controller baseball park 🏠 #16 > Zone 6 Sprays

Asset	Service	Notes	Labor	Materials	Total
Valve 3	<u>Troubleshoot</u>	Hours: 1 valve 6&7 needs to be separated one zone has minimal pressure need a battery node with more zones and possibly wire needed as well	\$75.00	\$265.00	\$340.00

Controller Node-200 > Zone 1 Sprays

Asset	Service	Notes	Labor	Materials	Total
Sprinkler Head 2	<u>Replace</u>	Part: Head & Nozzle Head Type: Spray Head Size: 6" Line Length (ft.): 0 Hours: 0.25 broken spray head fixed on site	\$18.75	\$16.75	\$35.50

Node on the corner of town and Starkey blvd > Zone 1 Sprays/annuals

Asset	Service	Notes	Labor	Materials	Total
Lateral Line 3	<u>Repair</u>	Part: Line Line Length (ft.): 0 Line Size: 2" Hours: 2 lateral line is broken needs to be repaired meter is in the off position covers 2 other controllers and the node	\$150.00	\$10.00	\$160.00



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1300 Customer: LONGLEAF CDD

Technician: Alex

Date: 09/30/2025 Time: 01:20 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
36			X						
37			X						
38			X						
39			X						
40			X						
41			X						
42			X						
43			X						
44			X						
45			X						
46			X						
47			X						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
☒ < 1'	☐ None	☒ ATV	☐ Boat	☐ High	☐ Clear
☐ 1-2'	☒ Slight	☐ Airboat	☐ Truck	☐ Normal	☒ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack	☐ Barrier Inspected	☒ Low	☒ Windy
☐ > 4'					☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☐ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☒ Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☒ Arrowhead	☒ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☒ Gulf Spikerush
☐ Blue Flag Iris	☒ Cordgrass	☐ Lily

Beneficial Vegetation Notes:

☐ Naiad	☐ _____
☒ Pickerelweed	
☐ Soft Rush	☐ _____

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1300 Customer: LONGLEAF CDD
Technician: Alex
Date: 10/15/2025 Time: 11:54 AM
Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
☒ < 1'	☒ None	☒ ATV	☐ Boat	☐ Carp observed	☐ High	☒ Clear
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☐ Barrier Inspected	☐ Normal	☐ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack			☒ Low	☒ Windy
☐ > 4'						☐ Rainy

☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☒ Woodstork
☐ Anhinga	☒ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☒ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☒ Turtles	

☒ Arrowhead	☒ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☒ Gulf Spikerush
☐ Blue Flag Iris	☒ Cordgrass	☐ Lily

☐ Naiad
 ☐ _____
☒ Pickerelweed
☐ Soft Rush
 ☐ _____







Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1300 Customer: LONGLEAF CDD
Technician: CJAY
Date: 10/15/2025 Time: 12:10 PM
Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
☒ < 1'	☐ None	☒ ATV	☐ Boat	☐ High	☒ Clear
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☐ Normal	☐ Cloudy
☐ 2-4'	☒ Visible	☐ Backpack	☐ Carp observed	☒ Low	☒ Windy
☐ > 4'			☐ Barrier Inspected		☐ Rainy

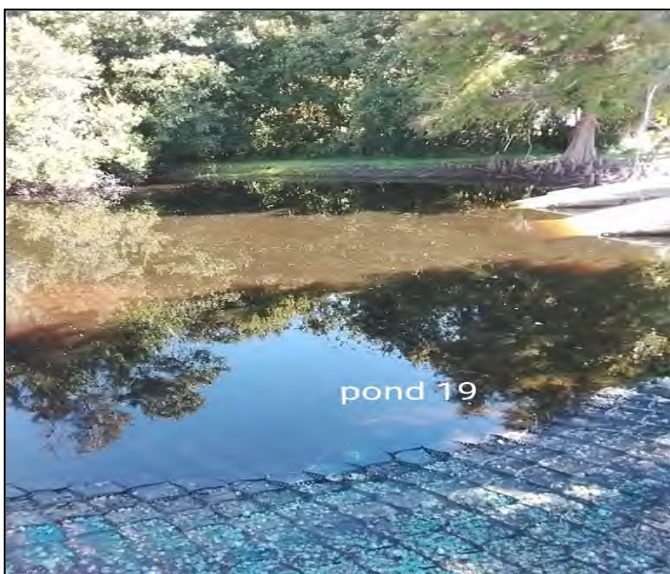
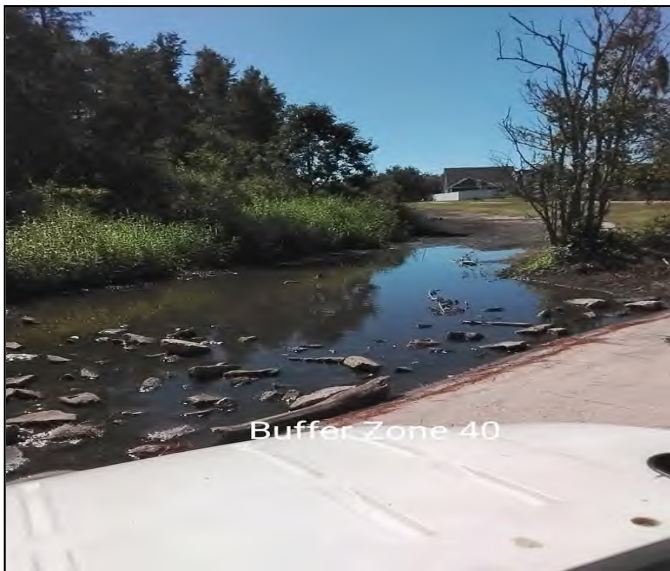
☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☐ Turtles	

☐ Arrowhead ☐ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐







Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

☐ Soft Rush







Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1300 Customer: LONGLEAF CDD
Technician: Alex
Date: 10/15/2025 Time: 10:04 AM
Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>		<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
☒ < 1'	☒ None	☒ ATV	☐ Boat	☐ Carp observed	☐ High	☒ Clear
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☐ Barrier Inspected	☐ Normal	☐ Cloudy
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☐ Bass	☐ Cormorant	☐ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☒ Ibis	☒ Turtles	

☒ Arrowhead ☒ Bulrush ☐ Golden Canna
☐ Bacopa ☐ Chara ☐ Gulf Spikerush
☐ Blue Flag Iris ☒ Cordgrass ☐ Lily

☐ Naiad
 ☐ _____
☒ Pickerelweed
☐ Soft Rush
 ☐ _____







Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

[illegible]

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐



Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

[illegible]☐ Soft Rush





Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Job Name: _____
Customer Number: 1300 Customer: LONGLEAF CDD
Technician: Alex
Date: 10/15/2025 Time: 12:45 PM
Customer Signature: _____

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
☒ < 1'	☒ None	☒ ATV	☐ Boat	☐ High	☒ Clear
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☒ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☒ Woodstork
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☐ Bacopa ☐ Chara ☒ Gulf Spikerush
☐ Blue Flag Iris ☒ Cordgrass ☐ Lily

☐ Naiad
 ☐ _____
☒ Pickerelweed
☐ Soft Rush
 ☐ _____









Aquatic Weed Control, Inc.

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

Longleaf Treatment Report October 2025

The monthly treatment for Longleaf was done on October 15, 2025

Ponds-

The water levels in the ponds have dropped significantly, especially in the smaller ponds. This has caused a few algae blooms in some of the ponds. The algae was treated and should be cleared up in the following days. Also, due to the water levels dropping in the ponds, A good amount of the banks is now exposed. This caused the growth of grass and weeds along the edges of the pond banks. The exposed banks were treated to help control the new growth.

Buffer Zones-

The water in the buffer zones has heavily receded. This has caused the exposed soil to be very saturated and allows the growth of weeds and grass throughout the zones. All the buffer zones were treated for grass and weeds.

TYPE OF SERVICE AND LOCATION:

TREE REMOVALS, 3233 ELLINGTON WAY, NEW PORT RICHEY

Name:	Jim Chambers
Area:	Longleaf- South Easement area
Gate :	
Phone:	1-727-846-3689

- ☒ F-550
- ☒ GRAPPLE
- ☒ BUCKET
- ☒ LOADER
- ☒ CHIPPER
- ☒ TRAILER

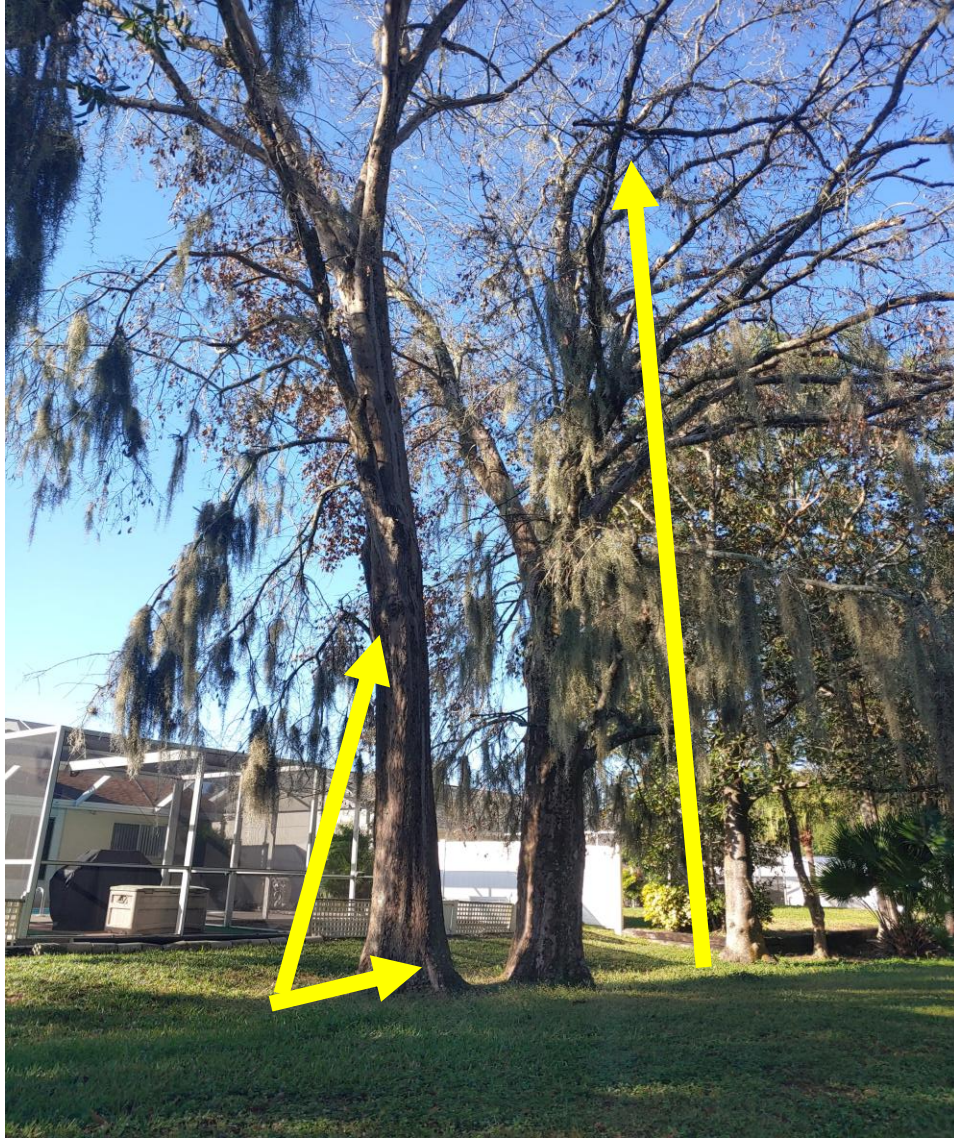
**Need Nifty 50 lift and Shaefer for
back access through residence side.
Plywood for back area**

	Dead Oak-Out		
	Dead Oak-Out		
	Damaged Oak-Raise		

Permit Required:		TRAQ Letter
Stump Removal:		@ each
Arborist:		@ Total Cost
Nursery:		
Miscellaneous:		

[illegible]

DEAD LAUREL OAKS_3233 ELLINGTON WAY, NEW PORT RICHEY (LONGLEAF AREA) 2025



28/27in (DBH) dead Laurel Oaks-Hypoxylon canker and Ganoderma present. Large dead limbs broken in canopy. Risk to pool area. Zero active growth .



35in (DBH) neighboring Laurel Oak-Die Back Present on Lateral limb tips and excess growth toward oaks and home. Dead on Lateral limbs extending over CDD easement.



Longleaf Community Development District
 3141 Deland Street
 New Port Richey, Florida 34655

Quote #5444

Sent on 10/23/2025

Phone 813.931.4741

Email omegaoffice@verizon.net

Website www.omegatreestampabay.com

Client Phone 727-846-3689

Projected
Completion 2-3 WeeksProjected Man
Hours 2.0Quote 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 3233 Ellington Way
New Port Richey, Florida 34655

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Take down and remove large (28in DBH) Dead Laurel Oak behind 3233 Ellington Way. Oak is along property line with Longleaf CDD, however is primary hazard to residence with large (12in DiameterX30ft long) lateral limbs extending over property lines for both CDD and residence. Oak has zero active growth with Hypoxylon canker present along trunk, later limbs and base. Additionally, large open cankers are present with decay along trunk juncture. The upper canopy has lost cohesive structure do to previous storm damage and Ganoderma (Root Rot) is present at base of tree from decay. Recommend removal to prevent large lateral lib failure and damage to pool cage and home structure. Additionally, risk of falling debris in CDD easement behind residence.	1	\$3,650.00	\$3,650.00*
Tree Removal	Take down and remove large (27in DBH) Dead Laurel Oak behind 3233 Ellington Way. Oak is also along property line with Longleaf CDD, with same defects as the above tree. Both trees appear to have died during similar timelines following Hurricane Milton with dead limbs present throughout. (Please see attached Photos)	1	\$3,500.00	\$3,500.00*
Pruning (Class III)	Raise & Deadwood Large (35in DBH) neighboring Laurel Oak also along property line between residence and CDD easement. Oak has active growth, however large dead damaged limbs extending towards residence and easement. Additionally, lateral branches are growth towards dead oaks and will need to be pruned in order to safely remove dead trees. Priority of pruning is making tree as safe as possible.	1	\$425.00	\$425.00*
Debris Removal JS	Remove all debris from work site.	1	\$0.00	\$0.00

* Non-taxable



Longleaf Community Development District
 3141 Deland Street
 New Port Richey, Florida 34655

Quote #5444

Sent on 10/23/2025

Phone 813.931.4741

Email omegaoffice@verizon.net

Website www.omegatreestampabay.com

Client Phone 727-846-3689

Projected
Completion 2-3 WeeksProjected Man
Hours 2.0Quote 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 3233 Ellington Way
New Port Richey, Florida 34655**Total****\$7,575.00**

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****

****Per FL. Statute 163.045 and Tree Risk Assessment Standards (ISA BMP "Tree Risk Assessment") this tree has been evaluated and "Presents a danger to persons or property" and recommended for removal. Please see above documentation****

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ **Date:** _____

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONLEAF COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Longleaf Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 5th DAY OF NOVEMBER 2025

ATTEST:

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Longleaf Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Lingleaf Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Lingleaf Community Development District

Memorandum

To: Board of Supervisors

From: District Management

Date: November 5, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Longleaf Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Longleaf Community Development District



Lubee Bat Conservancy

Saving Bats
Conserving Ecosystems
Inspiring Stewardship

Quote

Date:
9/24/2025

Longleaf Community c/o Fran Oreto
3633 Ferrell St.
New Port Richey, FL 34655
727-808-9002

Item Description	Qty	Rate	Amt. Total
Bat House, Four-Chamber (holds 300-400 bats)	2	\$440	\$880
Installation materials: support posts, mounting post, hardware, cement, stain	2	\$380	\$760
Labor (includes roundtrip drive time and installation)	7hrs	\$130	\$780
Mileage (roundtrip)	300 miles	\$0.60	\$180
TOTAL			\$2600

*Thank you for supporting our local and global endeavors in conservation and education!
Lubee Bat Conservancy is a 501(c)3 non-profit organization. Federal Tax ID # 65-0145696.*



WELDON WILDLIFE REMOVAL

WWW.WELDONWILDLIFE.COM

1-855-TRAP-THIS



LICENSED AND INSURED
FREE ESTIMATES



INVOICE # _____

DATE _____

TECHNICIAN _____

CLIENT NAME				
ADDRESS				
CITY		STATE		ZIP CODE
PHONE () -		CELL PHONE () -		
AMOUNT				
ANTIMICROBIAL TREATMENT		TRAPPING		
TARGET PEST:		HOGS	GOPHERS	COYOTE
		RATS/MICE		
SQUIRRELS		BATS	ARMADILLOS	OPOSSUM
		MOLES		
SNAKES		BIRDS	STINGING INSECTS	RACCOONS
		OTHER		
EXCLUSION: All exclusions are guaranteed for one year from date of completion.				
OTHER WORK				
DESCRIPTION OF WORK:				
REFERRED BY: _____				
BALANCE DUE UPON COMPLETION OF EXCLUSION WORK			THANK YOU!	
			Total:	
			CK#	Total w/ Sales Tax:
X _____ Customer Signature _____ Technician Signature				

ESTIMATE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to
LONLEAF CDD
2654 CYPRESS RIDGE BLVD, STE 101
WESLEY CHAPEL, FL 33544

Ship to
LONLEAF CDD
3141 DELAND STREET
NEW PORT RICHEY, FL 34655

Estimate details

Estimate no.: 006400-55
Estimate date: 10/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/13/2025	B2844	3 HP SQ FL A.O. SMITH MOTOR B2844	1	\$1,049.95	\$1,049.95

Total \$1,049.95

Note to customer

ESTIMATE TO REPLACE 1 OF THE 2 POOL PUMP MOTORS.

Overdue 10/15/2025

Accepted date 10/13/2025

Accepted by

Transaction Details List View | All Transactions

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT - 3000309724

Account Number	1000136022877	Balances as of	09/02/2025 19:22:40
Account Name	LONGLEAF COMMUNITY DEVELOPMENT DI	Transactions As Of	09/02/2025 19:22:40
Currency	USD		

TODAY'S BALANCES

Opening Ledger	805.89	Opening Available	805.89	Current Ledger	274.65
Current Available	274.65				

TRANSACTION SUMMARY

Transaction Type	Credits	Credit Amount	Debits	Debit Amount
MEMO	0	0.00	1	531.24
MISCELLANEOUS	0	0.00	16	1,206.92
All Transactions	0	0.00	17	1,738.16

TRANSACTION DETAILS

As of Date	Type	Transaction Description	Amount	Customer Reference	Transaction Detail
09/02/2025	MEMO	MEMO DEBIT DETAIL	-531.24		CM ON-LINE ACCT TRANSFERTRANSFER TO CHECKING1100022817270 09-02-25
08/19/2025	MISCELLANEOUS	ATM DEBIT	-31.24	0	ATM Debit AMAZON MKTPL*5S5G7 08-18 Amzn.com/bill WA 0007
08/15/2025	MISCELLANEOUS	ATM DEBIT	-40.34	0	ATM Debit AMAZON MKTPL*6N716 08-14 Amzn.com/bill WA 0007
08/14/2025	MISCELLANEOUS	ATM DEBIT	-36.98	0	ATM Debit AMAZON MKTPL*7G78B 08-13 Amzn.com/bill WA 0007
08/11/2025	MISCELLANEOUS	ATM DEBIT	-179.00	0	ATM Debit B2B Prime*ZN2SY29W 08-10 Amzn.com/bill WA 0007
07/24/2025	MISCELLANEOUS	ATM DEBIT	-82.61	0	ATM Debit AMAZON MKTPL*DU2AY 07-23 Amzn.com/bill WA 0007
07/15/2025	MISCELLANEOUS	ATM DEBIT	-59.98	0	ATM Debit

Continued

Transaction Details List View | All Transactions

As of Date	Type	Transaction Description	Amount	Customer Reference	Transaction Detail
07/15/2025	MISCELLANEOUS	ATM DEBIT	-75.95	0	AMAZON MKTPL*208I2 07-14 Amzn.com/bill WA 0007 ATM Debit AMAZON MKTPL*C735L 07-14 Amzn.com/bill WA 0007
07/14/2025	MISCELLANEOUS	ATM DEBIT	-19.28	0	ATM Debit Amazon.com*NR2QI10 07-13 Amzn.com/bill WA 0007
07/14/2025	MISCELLANEOUS	ATM DEBIT	-68.12	0	ATM Debit AMAZON MKTPL*NR78A 07-13 Amzn.com/bill WA 0007
07/03/2025	MISCELLANEOUS	ATM DEBIT	-217.66	0	ATM Debit 07-02-25 NEW PORT RICH 0007 WM SUPERC 8745 STATE R
07/02/2025	MISCELLANEOUS	ATM DEBIT	-34.99	0	ATM Debit AMAZON MKTPL*N39FR 07-01 Amzn.com/bill WA 0007
06/26/2025	MISCELLANEOUS	ATM DEBIT	-67.42	0	ATM Debit AMAZON MKTPL*NQ4JY 06-25 Amzn.com/bill WA 0007
06/25/2025	MISCELLANEOUS	ATM DEBIT	-117.77	0	ATM Debit AMAZON MKTPL*N01ZU 06-24 Amzn.com/bill WA 0007
06/17/2025	MISCELLANEOUS	ATM DEBIT	-20.01	0	ATM Debit Amazon.com*NA1IW2G 06-16 Amzn.com/bill WA 0007
06/06/2025	MISCELLANEOUS	ATM DEBIT	-120.96	0	ATM Debit AMAZON MKTPL*N67P9 06-05 Amzn.com/bill WA 0007
06/05/2025	MISCELLANEOUS	ATM DEBIT	-34.61	0	ATM Debit AMAZON MKTPL*N67JE 06-04 Amzn.com/bill WA 0007

Transaction Details List View | Last 30 Days

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT - 3000309724

Account Number	0106020396842	Balances as of	09/02/2025 19:27:17
Account Name	LONGLEAF COMMUNITY DEVELOPMENT DIST	Transactions As Of	09/02/2025 19:27:17
Currency	USD		

TODAY'S BALANCES

Opening Ledger	8,103.18	Opening Available	8,103.18	Current Ledger	7,571.94
Current Available	7,571.94				

TRANSACTION SUMMARY

Transaction Type	Credits	Credit Amount	Debits	Debit Amount
MEMO	0	0.00	1	531.24
OTHER CREDIT	1	0.01	0	0.00
All Transactions	1	0.01	1	531.24

TRANSACTION DETAILS

As of Date	Type	Transaction Description	Amount	Customer Reference	Transaction Detail
09/02/2025	MEMO	MEMO DEBIT DETAIL	-531.24		CM ON-LINE ACCT TRANSFERTRANSFER TO CHECKING1100022817270 09-02-25
08/29/2025	OTHER CREDIT	INTEREST CREDIT	0.01	0	Interest Credit



Engineering Services Department
Traffic Operations Division
 7536 State St, Rm 124
 New Port Richey, FL 34654
 Ph: (727) 847-8139

PROCEDURE TO ALLOW GOLF CARTS ON COUNTY ROADWAYS IN A COMMUNITY

This document explains the standard procedure to be followed by the Pasco County staff in order to allow golf carts on County roadways in a community.

- A request to operate golf carts on the Pasco County roadway system shall be received by the Traffic Operations Department. The request may come from a citizen, HOA and/or CDD.
- Traffic Operations will perform a preliminary review of information essential to support the golf cart operation:
 - Number of outlets from the community to the surrounding roadway network;
 - Current traffic flow characteristics: operating speeds, volumes, heavy truck percentage.
- If it is determined golf cart traffic will likely be allowed, a detailed engineering study will be authorized. The engineering study shall include at least the following items (but not limited to):
 - An aerial map showing operational limits for proposed golf cart operation.
 - Field Visit by Staff
 - Data collection pertain to traffic flow characteristics on the key roadways in the community
 - A Warrant Study per the latest version of, "Operation of Golf Carts on County Streets Warrant Sheet", will be conducted.
- The requestor is notified of results.
- If Warrant's are met, the requestor will be notified of the date the item will be presented to the Board of County Commissioners (BCC).
- a Resolution will be prepared for BCC Approval.
- If approved by the BCC, Work Orders for traffic sign installation will be prepared and will be transmitted to the Sign Shop in Public Works for installation.

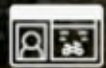
Once the signs have been installed, golf carts will be allowed on the approved roadways in the community.

PASCO SHERIFF'S OFFICE**ELECTRIC MOTORCYCLES
WHAT YOU SHOULD KNOW**

Electric bikes are popular amongst young riders; however, some of these "bicycles" are considered motorcycles by Florida State statute. Electric motorcycles that do not have pedals are subject to the same rules as traditional motorcycles.

RULES AND REGULATIONS

They are considered a motor vehicle, and therefore must be registered and have a license plate.



Driver must possess a valid Class E operator's license with Motorcycle Endorsement.



Cannot be driven on sidewalks.



Must have helmet if under 21 years of age.



Must obey all traffic control devices and applicable traffic laws.

These vehicles can reach dangerous speeds, and when driven in an unsafe manner, can impact the safety of the rider and others.

LEARN ADDITIONAL MOTORCYCLE SAFETY INFORMATION AT:



RideSmartFlorida.com



To:	Metro Development Group	Contact:	Taylor Grover
Address:	2502 N. Rocky Pt. Drive, Suite 1050 Tampa, FL 33607	Phone:	(813) 288-8078
		Fax:	(813) 288-8178
Project Name:	Longleaf Neighborhood 4, Phases III & IV CO# 3	Bid Number:	24-206
Project Location:	Starkey Blvd., Pasco, FL	Bid Date:	10/28/2024
Addendum #:	3		

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
REVISED STORM PH.3				
MODIFY EXISTING STRUCTURE - CORE NEW INVERT (ST-146, ST-147, ST-195)	3.00	EACH	\$1,515.00	\$4,545.00
MODIFY EXISTING STRUCTURE - SAW CUT (ST-194)	1.00	EACH	\$1,305.00	\$1,305.00
19" X 30" CLASS III ERCP STORM	33.00	LF	\$180.00	\$5,940.00
42" HP STORM	-24.00	LF	\$205.00	(\$4,920.00)
Total Price for above REVISED STORM PH.3 Items:				\$6,870.00

REVISED STORM PH.4				
REVISED FROM GUTTER INLET TO TYPE 1 CURB INLET (ST-188)	1.00	EACH	\$2,475.00	\$2,475.00
REVISED FROM GUTTER INLET TO TYPE 9 CURB INLET (ST-164)	1.00	EACH	\$2,850.00	\$2,850.00
REVISED FROM TYPE 1 TO TYPE 9 CURB INLET (ST-105, ST-181, ST-187)	3.00	EACH	\$3,675.00	\$11,025.00
ORIGINAL TYPE 1 CURB INLET (ST-105)	-1.00	EACH	\$2,575.00	(\$2,575.00)
REVISED FROM TYPE 9 TO TYPE 1 CURB INLET (ST-104, ST-107, ST-108)	3.00	EACH	\$3,050.00	\$9,150.00
ORIGINAL TYPE 9 CURB INLET (ST-104, ST-107, ST-108)	-3.00	EACH	\$2,280.00	(\$6,840.00)
REVISED DATA - NEW TYPE 1 CURB INLET REQUIRED (ST-165)	1.00	EACH	\$2,350.00	\$2,350.00
REVISED RIM & THROAT - ADDITIONAL RISER TYPE 1 CURB INLET (ST-162)	1.00	EACH	\$1,800.00	\$1,800.00
MODIFY EXISTING STRUCTURE - SAW CUT (ST-132)	1.00	EACH	\$1,305.00	\$1,305.00
MODIFY EXISTING STRUCTURE - CORE NEW INVERT (ST-186 & ST-189)	2.00	EACH	\$1,705.00	\$3,410.00
24" HP STORM	-77.00	LF	\$99.25	(\$7,642.25)
30" HP STORM	89.00	LF	\$140.00	\$12,460.00
36" HP STORM	22.00	LF	\$160.00	\$3,520.00
Total Price for above REVISED STORM PH.4 Items:				\$33,287.75

ADDED STORM PH.3				
18" HP STORM	51.00	LF	\$76.70	\$3,911.70
14" X 23" CLASS III ERCP STORM	33.00	LF	\$155.00	\$5,115.00
Total Price for above ADDED STORM PH.3 Items:				\$9,026.70

ADDED STORM PH.4				
TYPE F GRATE INLET (ST-148A)	1.00	EACH	\$6,300.00	\$6,300.00
TYPE J STORM MANHOLE (ST-136A & ST-165A)	2.00	EACH	\$9,100.00	\$18,200.00
TYPE P-9 CURB INLET (ST-124A, ST-128A, ST-136B, ST-136C, ST-186A)	5.00	EACH	\$5,850.00	\$29,250.00
18" HP STORM	33.00	LF	\$76.80	\$2,534.40
Total Price for above ADDED STORM PH.4 Items:				\$56,284.40

REVISED SANITARY PH.4				
SANITARY MANHOLE #SS-83 (0'-6' CUT) LABOR ONLY	-1.00	EACH	\$1,275.00	(\$1,275.00)



To:	Metro Development Group	Contact:	Taylor Grover
Address:	2502 N. Rocky Pt. Drive, Suite 1050 Tampa, FL 33607	Phone:	(813) 288-8078
		Fax:	(813) 288-8178
Project Name:	Longleaf Neighborhood 4, Phases III & IV CO# 3	Bid Number:	24-206
Project Location:	Starkey Blvd., Pasco, FL	Bid Date:	10/28/2024
Addendum #:	3		

Total Price for above REVISED SANITARY PH.4 Items: (\$1,275.00)

Total Bid Price: \$104,193.85

X _____

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____**Signature:** _____**Date of Acceptance:** _____

10/10/25 ASO

CONFIRMED:**Ripa & Associates****Authorized Signature:** _____

Chris M. Estep

Estimator: Chris Estep

813-376-8066 cestep@ripaconstruction.com



To:	Metro Development Group	Contact:	Taylor Grover
Address:	2502 N. Rocky Pt. Drive, Suite 1050 Tampa, FL 33607	Phone:	(813) 288-8078
Project Name:	Longleaf Neighborhood 4, Phases IV - Paving Scope Deduct	Fax:	(813) 288-8178
Project Location:	Starkey Blvd., Pasco, FL	Bid Number:	24-206
		Bid Date:	10/2/2025

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
9/23/25 DEDUCT - PHASE 4 PAVEMENT SCOPE DEDUCT				
1 1/2" TYPE SP ASPHALT	-14,397.00	SY	\$20.50	(\$295,138.50)
8" CEMENT TREATED BASE	-14,397.00	SY	\$29.05	(\$418,232.85)
12" COMPACTED SUBGRADE	-14,397.00	SY	\$3.35	(\$48,229.95)
5' X 4" CONCRETE SIDEWALK	-2,925.00	LF	\$41.35	(\$120,948.75)
TYPE "A" CURB W/ STABILIZATION	-6,520.00	LF	\$30.20	(\$196,904.00)
TYPE "F" CURB W/ STABILIZATION	-2,637.00	LF	\$37.05	(\$97,700.85)
RIBBON CURB	-2,800.00	LF	\$16.70	(\$46,760.00)
5' ADA HANDICAPPED RAMP	-36.00	EACH	\$1,100.00	(\$39,600.00)
SIGNAGE & STRIPING	-1.00	LS	\$43,500.00	(\$43,500.00)
Total Price for above 9/23/25 DEDUCT - PHASE 4 PAVEMENT SCOPE DEDUCT Items:				(\$1,307,014.90)

Total Bid Price: (\$1,307,014.90)

Notes:

- INCLUDES: REQUESTED PHASE 4 PAVING SCOPE DEDUCT.

X

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer:

Signature:

Date of Acceptance:

CONFIRMED:

Ripa & Associates

Authorized Signature:

Estimator: Chris Estep

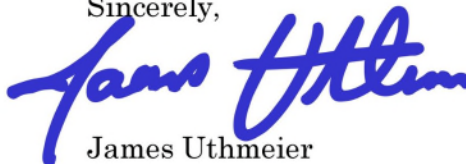
813-376-8066 cestep@ripaconstruction.com

defendant for violating Section 790.053(1), prudence counsels that prosecutors and law enforcement personnel should likewise refrain from arresting or prosecuting law-abiding citizens carrying a firearm in a manner that is visible to others. Similarly, consistent with this decision, my office moving forward will no longer defend convictions and prosecutions under Section 790.053(1) in cases like Mr. McDaniels’.

The *McDaniels* decision does not, however, prevent law enforcement from continuing to police those who “exhibit [firearms] in a rude, careless, angry, or threatening manner” in public. § 790.10, Fla. Stat. And nothing in the decision permits individuals to menace others with firearms in public, nor does it undermine the State’s authority to prohibit felons from possessing firearms.

Additionally, the Court’s decision neither considered nor implicated Florida’s law listing certain locations where the carrying of a firearm—open or concealed—may be unauthorized. *See* § 790.06(12)(a), Fla. Stat. The same holds true for private property owners, who maintain the long-standing legal prerogative to compel individuals carrying firearms to leave their premises. Any person carrying a firearm who violates the private property owner’s warning to depart will be committing armed trespass, a third-degree felony. *See* § 810.08(2)(c), Fla. Stat.

Sincerely,



James Uthmeier
Attorney General

**MINUTES OF MEETING
LONGBLEAF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Longleaf Community Development District was held on Wednesday, September 3, 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
Lindsay Moore	Assistant Secretary
Jay Wijnmaalen	Assistant Secretary (<i>joined shortly after the meeting started</i>)

Also, present, either in person or via TEAMS Video Communications, 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
Lucus McDonalds	Accountant, Inframark (<i>via conference call</i>)
Seth Mendoza	Yellowstone
Connie	Town Architect
Hunter	Metro
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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**

A resident expressed his concern with landscaping that needs to be addressed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of August 4, 2025, Public Hearing & Regular Meeting

On MOTION by Mr. Ryan seconded by Ms. Johnson, with all in favor, the minutes of August 4, 2025, Public Hearing and regular meetings, were approved. 4-0
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B. Acceptance of the Financials and Approval of the Check Register & O&Ms for July 2025

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

On MOTION by Mr. Ryan seconded by Ms. Moore, with all in favor, accept the financials, approval of the check register, and O&Ms for July 2025, were approved. 4-0

C. Acceptance of the FY 2025 Audit Engagement Letter

On MOTION by Ms. Moore seconded by Mr. Ryan, with all in favor, accepting the Fiscal Year 2025 Audit Engagement Letter, were approved. 4-0

D. Acceptance of the July 2025 2nd Quarter Website Audit

On MOTION by Mr. Ryan, seconded by Ms. Moore with all in favor, accepting the July 2025 2nd Quarter Website Audit, were approved. 4-0

FIFTH ORDER OF BUSINESS

Financial Discussion

Mr. McDonald gave a brief update on financial and district account information.

Ms. Castoria suggested Mr. McDonald's run a miscellaneous charge for the garbage line to make sure nothing is miscoded.

A discussion ensued.

Lucus exited the meeting.

SIXTH ORDER OF BUSINESS

Yellowstone Landscape Report

Mr. Mendoza discussed his report and provided future updates on landscaping repairs.

Ms. Oreto expressed concern about landscaping that it needs to be addressed.

A discussion ensued.

SEVENTH ORDER OF BUSINESS

Engineer's Report

Mr. Chang provided an update on the on paving, which is set to begin Monday, September 8, 2025, and can take approximately about two weeks depending on weather conditions.

Mr. Chang stated the repairs for the skimmer have not been started due to high water level but will communicate with Site Masters tomorrow to discuss a new schedule.

EIGHTH ORDER OF BUSINESS

Attorney's Report

Mr. Babbar commented on the agenda item for suspension policies and was requested to stay online in case any other question arises regarding neighborhood development.

NINTH ORDER OF BUSINESS

Business Items

88 **A. Discussion on FY 2026 Pool Monitor/Security**

89 A discussion ensued. Item 9A was tabled until October's meeting.

91 **B. Consideration of Pond Maintenance Proposals**

92 A discussion ensued.

94 On MOTION by Ms. Moore, seconded by Mr. Ryan, with all in
95 favor, the proposal bid for pond maintenance services with
96 *Aquatic Weed Control, Inc.*, was approved as discussed. 5-0

98 **C. Discussion on Golf Cart Incident**

99 Ms. Oreto provided a brief update on the golf cart incident. A discussion ensued.

100 Ms. Castoria asked Mr. Vivek if she should request a statement and Mr. Vivek stated yes,
101 absolutely, just so it is filed in case it ever needs to be utilized.

103 **D. Consideration of Proposal for Missing Stop Sign**

104 Mr. Chang gave a brief update on the missing stop sign and provided a history of why the
105 stop sign should not have been placed.

106 Ms. Oreto suggested no further action is needed. All Board members present consensus.

108 **E. Discussion on Resident Damage to New Landscaping Project**

109 Ms. Oreto expressed her gratitude to Stephen for watering the trees.

110 A discussion ensued. Ms. Oreto requested a letter be sent to the resident to cease and
111 desist driving across the CDD property. Ms. Castoria stated the letters have been sent out.

112 A discussion ensued and the Board requested a letter be sent to the resident for
113 trespassing and using the CDD property improperly.

115 **F. Consideration of Longleaf Suspension and Termination of Privileges Policy**

116 Mr. Vivek stated that an incident occurred, and the Board requested to suspend the
117 resident for one year but realized nothing in the document with respect to outlining the process.

118 Mr. Vivek stated as a governmental entity, we must make sure that we provide due
119 process as well as treat all residents on an equal basis with respect to suspension of their
120 privileges.

121 Mr. Vivek stated he included a definition section which was taken from current existing
122 policies including descriptions of recreational facilities. This policy is meant to give staff at
123 discretion for immediate suspensions and then comes to the Board for any longer suspensions.

124 Ms. Johnson suggested a timeline of 10 days to file an appeal for suspension to be added
125 to the policy. Mr. Vivek will work on adding this verbiage to the policy.

A discussion ensued regarding the outline process for suspension in violation of the policies

A request to send out letters to current residents assessed a suspension for a 1-year access suspension beginning on the date the letter was sent out.

On MOTION by Ms. Johnson, seconded by Mr. Wijnmaalen, with all in favor, authorizing District Counsel to add commentary outlining the 10 days right to file an appeal, was amended as discussed. 5-0

G. Consideration of Bathroom Door Replacement Proposals

A discussion ensued. Item 9G was tabled until October's meeting.

H. Update on Landscape RFP

Ms. Castoria provided an update stating her and Mr. Chang have been communicating regarding the maps. Until the maps are completed the RFP cannot be concluded.

Mr. Chang stated they are working on developing the maps and will have further updates at the next Board meeting.

I. Neighborhood 4 Update

Mr. Connie provided a brief update on neighborhood 4 regarding male kiosk, community development homes that are currently being constructed and expressed concerns regarding Metro construction permits.

Mr. Connie asl discussed that the dog parks are completed, playground equipment resolved, pool furniture resolved, and neighborhood design code has been approved and up to date. So far were only about halfway through phase one and two.

Mr. Hunter provided a brief update.

Ms. Oreto stated in a prior conversation that a "No Trespassing" sign on construction zone be placed due to concerns with dirt bikes and golf carts. Mr. Hunter confirmed that the signs are up. Ms. Oreto stated she did not see any sign and Mr. Hunter would be glad to place signs.

A discussion ensued.

Ms. Oreto stated that they have a rough draft map of the ponds and are waiting for finalization.

Mr. Vivek, Mr. Hunter, and Mr. Connie exited the meeting

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 provided a brief update to his report with no question or concerns by the Board.

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

There were comments and requests as follows:

- Ms. Johnston stated that over the weekend the Junior Sons of Anarchy were out on dirt bikes doing wellies around the neighborhood and asked if this is something she should contact the sheriff's department office due to violation of CDD rules?
- Mr. Ryan had no comments
- Mr. Wijnmaalen commented on new door sign and traffic signs.
- A discussion ensued regarding bonds for neighborhood 1 and 2 concerns, and Ms. Oreto suggested cleaning up current line of credit. This discussion is to be placed on the next meeting agenda.
- Ms. Oreto discussed bat houses and contacted bat mobile to meet with on Friday at 10:00 a.m. to clean up the bat houses to avoid them from falling.

On MOTION by Ms. Moore seconded by Mr. Wijnmaalen, with all in favor, authorizing not to exceed \$1,000 to have the bat houses removed and seeking additional proposals, was approved. 5-0

TWELFTH ORDER OF BUSINESS**Public Comments**

A discussion ensued with a residents' comment regarding a maze set up from October 24 through October 27th.

On MOTION by Ms. Moore seconded by Ms. Johnson, with all in favor, authorizing closing the park on October 23rd, October 24th, October 25th, and October 26th for the haunted maze, was approved. 5-0

Several comments were received by residents and the Board responded to audience comments.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further items,

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On MOTION by Ms. Moore seconded by Mr. Wijnmaalen with
all in favor, the meeting was adjourned at 8:13pm. 4-0

Heather Jackson
District Manager

Evalyn Oreto
Chairperson

**MINUTES OF MEETING
LONGBLEAF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Longleaf Community Development District was held on Wednesday, October 1, 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
Jay Wijnmaalen	Assistant Secretary

Also present, either in person or via TEAMS Video Communications, were:

Heather Jackson	District Manager, Inframark
Jennifer Goldyn	Regional Director, Inframark
Phil Chang	District Engineer, BGE Inc
Jim Chambers	Onsite Manager, Inframark
Lucus McDonald	Accountant, Inframark
Seth Mendoza	Account Manager, Yellowstone Landscape
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at 6:00 p.m., and roll call was conducted. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Motion to Approve Agenda

The Board would like to add the Yellowstone Erosion Proposal in the amount of \$11,120.00 to the agenda.

On MOTION by Mr. Ryan seconded by Ms. Johnson, with all in favor, the October 1, 2025 Agenda was approved as amended. 4-0

FOURTH ORDER OF BUSINESS

Audience comments

Ms. Marsha discussed and presented to the Board a brochure regarding the addition of a dog memorial.

Ms. Kristi Sturgill discussed a pool incident from July involving her son, who jumped the pool fence to retrieve his friend's Apple Watch, and requested that the Board reconsider the one-year suspension and reduce it to thirty days.

Mr. Eric, a resident on Zachary Street, discussed the ongoing issue of ATVs and dirt bikes riding in the woods and requested additional signage or patrols to address the matter.

FIFTH ORDER OF BUSINESS

Financial Discussion

The Board held a discussion with Mr. McDonald regarding the District's financial position through August 31, 2025. Mr. McDonald reported that the District is in a healthy financial position.

SIXTH ORDER OF BUSINESS

Yellowstone Landscape Report

A. Update on Landscape

Mr. Mendoza from Yellowstone discussed the replacement of plants outside the clubhouse. The Board requested that Yellowstone save the removed plants so that the Board may coordinate with the HOA to send a blast email to residents offering them the opportunity to pick up the plants. It was also discussed that after the week of October 15th, landscaping services will move to a bi-weekly schedule, with one-half of the property serviced one week and the remaining half serviced the following week. Mr. Mendoza also discussed the erosion proposal, noting that if the Board waits until after the rainy season, there will be no irrigation available and the sod will not receive adequate watering.

On MOTION by Mr. Wijnmaalen seconded by Mr. Ryan, with all in favor, Yellowstone Erosion Proposal in the amount of \$11,120.00 was approved, contingent upon budget availability.
4-0

SEVENTH ORDER OF BUSINESS

Engineer Report

Ms. Jackson discussed with Mr. Chang the importance of receiving the map necessary to complete the RFP for landscaping. Mr. Chang stated that he is currently working on it and hopes to have it ready for the Board by the end of next week. Mr. Chang also reported that the asphalt work has been completed and requires a final walkthrough. Additionally, Mr. Chang noted that a few grates within the community were corroded and stated that Site Masters is expected to complete the necessary repairs by the end of next week.

EIGHTH ORDER OF BUSINESS

Attorney's Report

Mr. Babbar was not present.

NINTH ORDER OF BUSINESS

Manager's Report

A. Aquatics Report

No Report was discussed.

B. On-Site Manager Report

Mr. Chambers discussed the condition of the grates and referenced a Pasco County Police report regarding ongoing juvenile disturbances involving motorized ATVs. Mr. Chambers also reported that a new camera has been installed at the pool, equipped with a motion sensor and siren that will activate if anyone enters the pool area outside of authorized hours. The system is capable of storing footage for up to thirty days.

TENTH ORDER OF BUSINESS

Business Items

A. Consideration of Omega Tree Trimming

The Board agreed to a conditional approval of the Omega Tree Trimming Proposal, contingent upon the work being within the budget. Ms. Oreto stated that Mr. McDonald with Inframark Accounting confirmed that the expense is budgeted. Mr. Chambers will coordinate with the vendor to begin the work within the next week.

On MOTION by Mr. Ryan seconded by Ms. Johnson, with all in favor, Omega Tree Trimming Proposal in the amount of \$18,150.00 was approved, contingent upon budget availability.
4-0

B. Discussion on FY 2026 Pool Monitor/Security

The Board discussed FY 2026 pool monitor and security. Ms. Jackson stated she will prepare a proposal from Inframark, and the item was tabled for discussion at the next Board meeting. The proposed security days are Saturday and Sunday.

C. Consideration of Bathroom Door Replacement Proposals

Mr. Chambers reported that two vendors are scheduled to visit on October 3, 2025, at 9:00 a.m. and 10:15 a.m., and Mr. Wijnmaalen noted he has an additional vendor in mind to provide a proposal. This item will be added to the next agenda.

D. Consideration of Fields Consulting Signs Proposal

The Board discussed the proposal for "Children at Play" signage and decided to deny the request.

The Board suggested informing the resident that they may order a stand-up sign for use when their child is outside playing.

On MOTION by Mr. Wijnmaalen seconded by Ms. Johnson, with all in favor, Fields Consulting Signs Proposal in the amount of \$175 was declined. 4-0

E. Consideration of Additional Bat House Installation Proposal

The Board discussed the condition of the four existing bat houses, which are deteriorating, and reviewed a proposal for new installations. An estimate of \$2,600.00 was received from a company located near Jacksonville; however, the District is still awaiting a bid from a local vendor. It was noted that part of the \$2,600.00 estimate included two bat houses intended for Neighborhood 4 before it was fully developed. The Board had previously agreed to allocate \$1,000.00 toward this project. The Chair will work on securing the installation of two bat houses within the \$1,000.00 budget and will present any new proposals exceeding that amount to the Board for consideration.

F. Consideration of Trinity Proposal # 01272025 for Bridge Repair & Painting

On MOTION by Mr. Ryan seconded by Mr. Wijnmaalen, with all in favor, Trinity Proposal # 01272025 for Bridge Repair & Painting in the amount of \$2,816 was approved. 4-0

G. Consideration of Resolution 2026-01; Re-designation of Officers

On MOTION by Ms. Johnson seconded by Mr. Ryan, with all in favor, Resolution 2026-01; Re-designation of Officers was adopted. 4-0

H. Ratification of Reimbursement Payment to Mr. Steve Burdi for \$110 for Watering the Newly Planted

On MOTION by Mr. Wijnmaalen seconded by Mr. Ryan, with all in favor, Reimbursement Payment to Mr. Steve Burdi for \$110 for Watering the Newly Planted was ratified. 4-0

I. Ratification of Insurance Proposal

On MOTION by Mr. Wijnmaalen seconded by Ms. Johnson,
with all in favor, Insurance Proposal was ratified. 4-0

Mr. Wijnmaalen asked whether Neighborhood 4 was included in the insurance policy. Mrs. Jackson informed Mr. Wijnmaalen that Neighborhood 4 is not currently included but will be after the District takes it over.

J. Ratification of Triangle Pool Service Estimate #: 06441257492-441 to Replace Complete "Push-Pull" Slide Valves for Pool Filter

Mr. Chambers informed the vendor that for any future repairs, the onsite manager must be notified prior to work being completed.

On MOTION by Mr. Wijnmaalen seconded by Mr. Ryan, with
all in favor, Triangle Pool Service Estimate #: 06441257492-
441 to Replace Complete "Push-Pull" Slide Valves for Pool
Filter was ratified. 4-0

K. Ratification of FY 2026 Budget Debt Services

This item was tabled for discussion at the next meeting.

L. Ratification of Site Masters Street Grids Proposal

Mr. Wijnmaalen suggested that Mr. Chambers conduct a walkthrough to provide a head count of all grids and grates for future budgeting purposes.

On MOTION by Mr. Wijnmaalen seconded by Mr. Ryan, with
all in favor, Site Masters Street Grids Proposal was ratified. 4-0

M. Discussion on Resident Parking on a No Parking Zone

The Board discussed a parking issue and directed legal counsel to draft a letter to the resident, including a courtesy reminder regarding occupying two parking spaces and addressing the major concern of parking in front of a fire hydrant. The Board agreed that the vehicle will be towed upon the next offense following the issuance of the written letter. Mr. Chambers will look into towing companies.

N. Neighborhood 4 Update

Ms. Oreto spoke to the Board regarding the walkthrough with Metro. Several issues were identified, including problems with the ponds, dead plants and trees, areas where mulch needs replacement, and dead grass in multiple locations, including the front entry and the dog park. It was also noted that signage is needed stating “No Trespassing” and “Enter at Your Own Risk.” At this time, the District has declined ownership and will be working with Mr. Hunter at Metro to address the list of items that must be resolved before the District assumes ownership.

ELEVENTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of September 3, 2025, Regular Meeting

The Board was informed that the minutes could not be provided at this time due to the absence of the meeting summary. The audio recording will need to be reviewed and transcribed. This item was tabled and will be added to the next agenda for review.

B. Consideration of Operation Expenditures and Maintenance for August 2025

On MOTION by Mr. Ryan seconded by Mr. Wijnmaalen, with all in favor, Operation Expenditures and Maintenance for August 2025 were approved. 4-0

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests or Comments

A discussion took place.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Regarding Ms. Marsha’s suggestion of a dog memorial, the Board informed the resident to obtain pricing, noting that the project would be considered a donation. Ms. Marsha was asked to gather additional information so the matter can be revisited at the next Board meeting.

Concerning Ms. Kristi Sturgill’s incident, the Board addressed the matter. Mr. Chambers will reinstate the fob access.

On MOTION by Mr. Wijnmaalen seconded by Mr. Ryan, with all in favor, to reinstate amenity access, remove the one-year suspension, and apply only a thirty-day suspension, which has already expired. 4-0

Regarding Mr. Eric’s comments about ATV activity, the issue is being addressed and discussed with counsel. The Board is exploring stricter policies to improve enforcement.

Several comments were received from residents, and the Board responded accordingly.

Longleaf CDD
October 1, 2025, Meeting

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235 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

236 There being no further items,

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238 On MOTION by Mr. Ryan seconded by Ms. Johnson, with all
239 in favor, the meeting was adjourned at 7:48pm. 4-0

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Secretary/ Assistant Secretary

Chairperson/Vice Chairperson

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
FRONTIER COMMUNICATIONS ACH	9/1/2025	090125-18-5	\$125.98	\$125.98	PHONE
FRONTIER COMMUNICATIONS ACH	8/19/2025	081925-1055-ACH	\$152.07	\$152.07	PHONE
PASCO SHERIFF'S OFFICE	9/2/2025	I-20259-12073	\$2,320.00	\$2,320.00	PSCO- 08/2025
Monthly Contract Subtotal			\$2,598.05	\$2,598.05	
Utilities					
DUKE ENERGY ACH	9/8/2025	090825-9450-ACH	\$5,464.89	\$5,464.89	ELECTRIC
Utilities Subtotal			\$5,464.89	\$5,464.89	
Regular Services					
BGE, INC.	9/2/2025	28549	\$3,465.00	\$3,465.00	ENGINEERING SERV
CITY OF CLEARWATER ACH	8/13/2025	081325-1635 ACH	\$87.93	\$87.93	gas
CITY OF CLEARWATER ACH	9/12/2025	091225-1635	\$110.33	\$110.33	Electric
COASTAL WASTE & RECYCLING INC ACH	9/1/2025	SW0001128143	\$10,435.95	\$10,435.95	GARBAGE 09-01-2025-09/30-2025
DUKE ENERGY ACH	8/18/2025	081825-4421-ACH	\$200.59	\$200.59	ELECTRIC - 7/17/2025 -8/15/25
DUKE ENERGY ACH	9/17/2025	091725-4421	\$200.60	\$200.60	ELECTRIC - 8/16/24-9/16/24
EGIS INSURANCE	9/26/2025	30091	\$45,256.00	\$45,256.00	INSURANCE PREIMUM
ELECTRO SANITATION SERVICES	9/7/2025	INV-000128	\$480.00	\$480.00	9 CLEANING VISITS /PAPER TOWELS
EVALYN F ORETO	9/3/2025	EO-090325	\$200.00	\$200.00	BOARD 9/3/25
HIMES ELECTRIC COMPANY, INC.	9/4/2025	25078	\$293.79	\$293.79	LIGHTING REPAIRS IN FRONT OF 3443 TOWNE AVE
HIMES ELECTRIC COMPANY, INC.	8/28/2025	25064	\$376.03	\$376.03	LIGHTING REPAIRS POLE K098 ON FERRELL ST, AND 3815 WIREGRASS RD.
INFRAMARK LLC	9/5/2025	158078	\$1,875.00		SEPT 25 DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158078	\$750.00		SEPT 25 DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158078	\$2,166.67		SEPT 25 DISTRICT INVOICE
INFRAMARK LLC	9/5/2025	158078	\$6,166.67	\$10,958.34	SEPT 25 DISTRICT INVOICE
INFRAMARK LLC	9/22/2025	159277	\$8,400.00		DISTRICT INVOICE
INFRAMARK LLC	9/22/2025	159277	\$2,192.76	\$10,592.76	MAIL NOTICES SENT
JOHANNES WIJNMAALEN	9/3/2025	JW-090325	\$200.00	\$200.00	BOARD 9/3/25
KUTAK ROCK LLP	8/25/2025	361231645323-1	\$160.00	\$160.00	AUGUST 25 DISTRICT COUNSEL
LINDSAY MOORE	9/3/2025	LM-090325	\$200.00	\$200.00	BOARD 9/3/25
MICHAEL F. RYAN	9/3/2025	MR-090325	\$200.00	\$200.00	BOARD 9/3/25
PARKING LOT SERVICES	7/30/2025	13485	\$1,947.00	\$1,947.00	SCHOOL STRIPING
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996500	\$4.05	\$4.05	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996492	\$7.29	\$7.29	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996498	\$14.58	\$14.58	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996497	\$21.06	\$21.06	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996496	\$50.22	\$50.22	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996495	\$4.05	\$4.05	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996484	\$12.15	\$12.15	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996501	\$64.80	\$64.80	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996474	\$27.54	\$27.54	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	090825-0535	\$46.98	\$46.98	RECLAIMED 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	9/8/2025	22996483	\$85.86	\$85.86	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996478	\$0.81	\$0.81	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996476	\$36.45	\$36.45	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996475	\$8.10	\$8.10	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996494	\$15.39	\$15.39	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996481	\$136.89	\$136.89	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22998094	\$932.08	\$932.08	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996503	\$18.63	\$18.63	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996502	\$30.78	\$30.78	RECLAIMED WATER
PASCO COUNTY UTILITIES SERVICE ACH	9/8/2025	22996488	\$24.30	\$24.30	RECLAIMED WATER
ROBERT UPTON LLC	8/7/2025	2101	\$2,300.00	\$2,300.00	INSTALL CONDUIT AND CAMERA
STRALEY ROBIN VERICKER	8/27/2025	27022	\$640.50	\$640.50	PROFESSIONAL SERVICES WITH DISTRICT COUNSEL
STRALEY ROBIN VERICKER	9/26/2025	27177	\$2,402.70	\$2,402.70	PROFESSIONAL SERVICES
TAMPA HOLIDAY LIGHTING	9/22/2025	2236	\$5,169.40	\$5,169.40	REGULAR LIGHTNING
TIMES PUBLISHING COM	9/17/2025	55765-091725	\$141.20	\$141.20	NOTICE OF MEETING
TRIANGLE POOL SERVICE	8/20/2025	310649	\$1,235.00	\$1,235.00	AUGUST 25 POOL SERVICE
TRIANGLE POOL SERVICE	9/20/2025	12751	\$1,235.00	\$1,235.00	SEPT 25 POOL SERVICE
TRINITY PRESSURE WASHING & PROPERTY MAINT.	9/1/2025	INV09012025	\$600.00	\$600.00	MISC MAINT
TRULY NOLEN BRANCH 059	9/4/2025	590292768	\$78.00	\$78.00	SEPTEMBER PEST CONTROL
TRULY NOLEN BRANCH 059	9/4/2025	590293588	\$30.00	\$30.00	SEPT 25 PEST CONTROL
VERONICA JOHNSON	9/3/2025	VJ-090325	\$200.00	\$200.00	BOARD 9/3/25
YELLOWSTONE LANDSCAPE	9/2/2025	992889	\$21,265.00	\$21,265.00	LANDSCAPE CONTRACT 09/01/2025-09/30/2025
Regular Services Subtotal			\$122,203.13	\$122,203.13	
Additional Services					
CANTERBURY FARMS WHOLESALE NURSERY INC	9/3/2025	5931	\$5,505.00	\$5,505.00	AUGUST 25 ARBOR PARK LANDSCAPE INSTALL
FIELDS CONSULTING GROUP, LLC	8/1/2025	3627	\$50.00	\$50.00	AC HANDICAP PARKING SIGN
INFRAMARK LLC	8/28/2025	157178	\$101.63	\$101.63	AUGUST DISTRICT INVOICE POSTAGE
MHD COMMUNICATIONS	9/17/2025	39043	\$500.00	\$500.00	TENNIS AND BASKETBALL COURT LOCK REPAIR
SITE MASTERS OF FLORIDA, LLC	9/19/2025	091925-1	\$4,300.00	\$4,300.00	REPLACE GRATES AND REPAIR SKIMMERS
SWAG MARKETING	7/17/2025	49020789	\$375.00	\$375.00	PARTY RENTAL SLIDE
Additional Services Subtotal			\$10,831.63	\$10,831.63	
TOTAL			\$141,097.70	\$141,097.70	



LONGLEAF CDD COURTS

Account Number:
727-375-5530-060418-5

PIN:
9839

Billing Date:
Sep 01, 2025

Billing Period:
Sep 01 - Sep 30, 2025

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Bundle

Monthly Charges

09.01-09.30	FiberOptic Internet 25/25 Static	\$125.98
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Bundle Total		\$125.98
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Total current month charges	\$125.98
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Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

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Service summary		Previous month	Current month
	Bundle	\$147.18	↑ \$147.68
	Taxes and Fees	\$4.39	\$4.39
Total services		\$151.57	\$152.07
Total balance			\$152.07

Total balance
\$152.07
Auto Pay is scheduled
Sep 12

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

6790 0107 DY RP 19 08202025 NNNNNNNN 01 993542

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

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507004727836977707010500000000000000152075



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

Billing Date:
Aug 19, 2025
Billing Period:
Aug 19 - Sep 18, 2025

WAYS TO PAY YOUR BILL



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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

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:
Aug 19, 2025
Billing Period:
Aug 19 - Sep 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			
08.19-09.18	FiberOptic Internet 500 Static IP	\$130.98	
	Federal Subscriber Line Charge - Centrex	\$9.20	
	Frontier Roadwork Recovery Surcharge	\$4.50	
	Access Recovery Charge Multi Line - Centrex	\$3.00	
Bundle Total		\$147.68	
 Taxes and Fees			
	Federal USF Recovery Charge	\$4.39	
	Federal Taxes	\$4.39	
Taxes and Fees Total		\$4.39	
Total current month charges		\$152.07	

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 \$21.09 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.

Starting this month, the Road Recovery surcharge has increased to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to frontier.com/taxes-and-surcharges.



**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:
Aug 19, 2025
Billing Period:
Aug 19 - Sep 18, 2025

727-836-9777

88/KQXA/839242/ /VZFL





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

Invoice: I-20259-12073
Service Total: \$2320.00
Payments Total:
Amount Due: \$2320.00
Sent Date: 9/2/2025

LONGLEAF CDD
 3141 DELAND STREET

NEW PORT RICHEY, FL 34655

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
8/1/2025	LEE, BAILEY - 7414	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/2/2025	PADILLA, ERIC - 4741	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/8/2025	PADILLA, ERIC - 4741	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/9/2025	HELLER, JASON - 7142	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/15/2025	SPINELLI, ANTHONY - 6513	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/16/2025	PADILLA, ERIC - 4741	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/22/2025	BIL, BART - 7574	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/23/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/29/2025	WALKER, KAYLEE - 5612	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
8/30/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$58.00	\$232.00
					Total:	\$2320.00

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-20259-12073**Invoice Total:** \$2320.00**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>.

Your Summary Bill

Page 1 of 12

LONGLEAF COMM DEV DIST

Bill date Sep 8, 2025
For service Jul 25 - Aug 27
34 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	\$5,518.05
Payment Received Aug 28	-5,518.05
Current Electric Charges	2,359.99
Current Lighting Charges	3,031.16
Taxes	73.74
Total Amount Due Sep 29	\$5,464.89

Billing summary by account

Account Number	Service Address	Totals
910089681448	0 PALLADIO DR NEW PORT RICHEY FL 34655	49.54
910089676524	10508 FENCELINE RD NEW PORT RICHEY FL 34655	30.80
910089671016	10411 MOUNT DORA ST NEW PORT RICHEY FL 34655	67.78
910089660162	3136 DELAND ST NEW PORT RICHEY FL 34655	30.80
910089652899	10141 MIZNER ST NEW PORT RICHEY FL 34655	50.19
910089638130	10728 DOC BRITTLE ST NEW PORT RICHEY FL 34655	30.80

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

Amount of automatic draft

\$5,464.89 by Sep 29	After 90 days from bill date, a late charge will apply.
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LONGLEAF COMM DEV DIST
2005 PAN AM CIR STE 300
TAMPA FL 33607-2359

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

889300000094500006600000000000000054648900005464899



duke-energy.com
877.372.8477

Account number **9300 0000 9450**

400290000793

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	30.80
910089586581	3741 ZACHARY ST NEW PORT RICHEY FL 34655	65.92
910089571427	3135 TOWN AVE NEW PORT RICHEY FL 34655	71.46
910089557221	3733 WIREGRASS RD NEW PORT RICHEY FL 34655	59.07
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	62.08
910089523487	3523 TOWN AVE NEW PORT RICHEY FL 34655	38.34
910089501548	3549 LONZALO WAY NEW PORT RICHEY FL 34655	30.80
910089499187	10227 GALLERY ST NEW PORT RICHEY FL 34655	60.75
910089494281	13134 BALCONY ST NEW PORT RICHEY FL 34655	42.86
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	347.60
910089436356	10122 HEMINGWAY ST NEW PORT RICHEY FL 34655	41.68
910089435587	3141 DELAND ST NEW PORT RICHEY FL 34655	1,082.52
910089430417	3538 TOWN AVE NEW PORT RICHEY FL 34655	37.51

Account Number	Service Address	Totals
910089419868	10352 NICKLAUS DR NEW PORT RICHEY FL 34655	53.90
910089401446	3215 TOWN AVE NEW PORT RICHEY FL 34655	35.16
910089397182	3218 TOWN AVE NEW PORT RICHEY FL 34655	30.80
910089395825	3232 TOWN AVE NEW PORT RICHEY FL 34655	49.54
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	61.58
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	2,694.61
	Total Charges	\$5,464.89



duke-energy.com
877.372.8477

Account number **9300 0000 9450**

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	17.32	\$48.26
	Meter Number: 4483915	Energy Charge	23.12	
	Bill Period: Jul 30 - Aug 27	Fuel Charge	7.46	
	Present Read: 12974	Asset Securitization Charge	0.36	
	Previous Read: 12784			\$1.28
	Billed Usage: 190			
	Billed kWh 190.000			
		Regulatory Assessment Fee	0.04	
		Gross Receipts Tax	1.24	\$49.54
		Total		
910089676524 LONGLEAF COMM DEV DIST 10508 FENCELINE RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 911721	Energy Charge	4.51	
	Bill Period: Jul 30 - Aug 27	Fuel Charge	1.45	
	Present Read: 2446	Asset Securitization Charge	0.07	
	Previous Read: 2409	Minimum Bill Adjustment	6.65	\$0.80
	Billed Usage: 37			
	Billed kWh 37.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
910089671016 LONGLEAF COMM DEV DIST 10411 MOUNT DORA ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$66.03
	Meter Number: 8030482	Energy Charge	36.41	
	Bill Period: Jul 30 - Aug 27	Fuel Charge	11.74	
	Present Read: 17450	Asset Securitization Charge	0.56	
	Previous Read: 17151			\$1.75
	Billed Usage: 299			
	Billed kWh 299.000			
		Regulatory Assessment Fee	0.06	
		Gross Receipts Tax	1.69	\$67.78
		Total		
910089660162 LONGLEAF COMM DEV DIST 3136 DELAND ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$30.00
	Meter Number: 1285879	Energy Charge	9.36	
	Bill Period: Jul 30 - Aug 27	Fuel Charge	3.02	
	Present Read: 7585	Asset Securitization Charge	0.14	
	Previous Read: 7508	Minimum Bill Adjustment	0.16	\$0.80
	Billed Usage: 77			
	Billed kWh 77.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32	\$48.90
	Meter Number: 8037613	Energy Charge	23.61	
	Bill Period: Jul 30 - Aug 27	Fuel Charge	7.61	
	Present Read: 15244	Asset Securitization Charge	0.36	
	Previous Read: 15050			
	Billed Usage: 194			
	Billed kWh 194.000			



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Account number 9300 0000 9450

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.04	\$1.29
	Gross Receipts Tax	1.25	
	Total		\$50.19
910089638130 LONGLEAF COMM DEV DIST 10728 DOC BRITTLE ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4486720	Energy Charge	1.59
	Bill Period: Jul 30 - Aug 27	Fuel Charge	0.51
	Present Read: 766	Asset Securitization Charge	0.02
	Previous Read: 753	Minimum Bill Adjustment	10.56
	Billed Usage: 13 Billed kWh 13.000		
	Regulatory Assessment Fee	0.03	\$0.80
	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	17.32
	Meter Number: 915335	Energy Charge	0.25
	Bill Period: Jul 30 - Aug 27	Fuel Charge	0.08
	Present Read: 145	Minimum Bill Adjustment	12.35
	Previous Read: 143		
	Billed Usage: 2 Billed kWh 2.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089628039 LONGLEAF COMM DEV DIST O PALLADIO DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4490138	Energy Charge	9.25
	Bill Period: Jul 30 - Aug 27	Fuel Charge	2.98
	Present Read: 4014	Asset Securitization Charge	0.14
	Previous Read: 3938	Minimum Bill Adjustment	0.31
	Billed Usage: 76 Billed kWh 76.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089586581 LONGLEAF COMM DEV DIST 3741 ZACHARY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 8036859	Energy Charge	35.05
	Bill Period: Jul 30 - Aug 27	Fuel Charge	11.30
	Present Read: 22590	Asset Securitization Charge	0.54
	Previous Read: 22302		
	Billed Usage: 288 Billed kWh 288.000		
	Regulatory Assessment Fee	0.06	\$1.71
	Gross Receipts Tax	1.65	
	Total		\$65.92
910089571427 LONGLEAF COMM DEV DIST 3135 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4490716	Energy Charge	39.09
	Bill Period: Jul 30 - Aug 27	Fuel Charge	12.60



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Account number 9300 0000 9450

Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	16644	Asset Securitization Charge	0.60
	Previous Read:	16323		
	Billed Usage:	321		
	Billed kWh	321.000		
			Regulatory Assessment Fee	0.06
			Gross Receipts Tax	1.79
			Total	\$71.46
910089557221 LONGLEAF COMM DEV DIST 3733 WIREGRASS RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4492422	Energy Charge	30.07
	Bill Period:	Jul 30 - Aug 27	Fuel Charge	9.69
	Present Read:	15218	Asset Securitization Charge	0.46
	Previous Read:	14971		
	Billed Usage:	247		
	Billed kWh	247.000		
			Regulatory Assessment Fee	0.05
			Gross Receipts Tax	1.48
			Total	\$59.07
910089547170 LONGLEAF COMM DEV DIST 3137 DELAND ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	4493800	Energy Charge	2.68
	Bill Period:	Jul 30 - Aug 27	Fuel Charge	0.86
	Present Read:	1570	Asset Securitization Charge	0.04
	Previous Read:	1548	Minimum Bill Adjustment	9.10
	Billed Usage:	22		
	Billed kWh	22.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			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	17.32
	Meter Number:	915941	Energy Charge	0.98
	Bill Period:	Jul 30 - Aug 27	Fuel Charge	0.31
	Present Read:	120	Asset Securitization Charge	0.01
	Previous Read:	112	Minimum Bill Adjustment	11.38
	Billed Usage:	8		
	Billed kWh	8.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089525091 LONGLEAF COMM DEV DIST 3626 BUFFETT ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	7888979	Energy Charge	32.26
	Bill Period:	Jul 30 - Aug 27	Fuel Charge	10.40
	Present Read:	15564	Asset Securitization Charge	0.50
	Previous Read:	15299		
	Billed Usage:	265		
	Billed kWh	265.000		
			Regulatory Assessment Fee	0.05
			Gross Receipts Tax	1.55
			Total	\$62.08



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Account number **9300 0000 9450**

Billing details - continued

Account Information	Billing Details		Amounts
910089523487 LONGLEAF COMM DEV DIST 3523 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4483215	Energy Charge	14.97
	Bill Period: Jul 30 - Aug 27	Fuel Charge	4.83
	Present Read: 7797	Asset Securitization Charge	0.23
	Previous Read: 7674		
	Billed Usage: 123		
	Billed kWh 123.000		
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.96
		Total	\$38.34
910089501548 LONGLEAF COMM DEV DIST 3549 LONZALO WAY NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4487401	Energy Charge	0.36
	Bill Period: Jul 30 - Aug 27	Fuel Charge	0.12
	Present Read: 187	Asset Securitization Charge	0.01
	Previous Read: 184	Minimum Bill Adjustment	12.19
	Billed Usage: 3		
	Billed kWh 3.000		
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089499187 LONGLEAF COMM DEV DIST 10227 GALLERY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 3576900	Energy Charge	31.29
	Bill Period: Jul 30 - Aug 27	Fuel Charge	10.09
	Present Read: 30641	Asset Securitization Charge	0.48
	Previous Read: 30384		
	Billed Usage: 257		
	Billed kWh 257.000		
		Regulatory Assessment Fee	0.05
		Gross Receipts Tax	1.52
		Total	\$60.75
910089494281 LONGLEAF COMM DEV DIST 13134 BALCONY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 8037626	Energy Charge	18.26
	Bill Period: Jul 30 - Aug 27	Fuel Charge	5.89
	Present Read: 7053	Asset Securitization Charge	0.28
	Previous Read: 6903		
	Billed Usage: 150		
	Billed kWh 150.000		
		Regulatory Assessment Fee	0.04
		Gross Receipts Tax	1.07
		Total	\$42.86
910089483816 LONGLEAF COMM DEV DIST 10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4513181	Energy Charge	3.66
	Bill Period: Jul 30 - Aug 27	Fuel Charge	1.18
	Present Read: 3036	Asset Securitization Charge	0.06
	Previous Read: 3006	Minimum Bill Adjustment	7.78
	Billed Usage: 30		
	Billed kWh 30.000		



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877.372.8477

Account number 9300 0000 9450

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.03	\$0.80
	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	17.32
	Meter Number: 4484385	Energy Charge	3.29
	Bill Period: Jul 30 - Aug 27	Fuel Charge	1.06
	Present Read: 1226	Asset Securitization Charge	0.05
	Previous Read: 1199	Minimum Bill Adjustment	8.28
	Billed Usage: 27		
	Billed kWh 27.000		
	Regulatory Assessment Fee	0.03	\$0.80
	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	1.86
	Bill Period: Jul 25 - Aug 22	Energy Charge	65.18
	50 MICRO II 3K UG 34	Fuel Charge	36.80
	50W LED RW GRY 17	Asset Securitization Charge	0.49
	MICRO III 3K OH	SV RW 16000	66.22
	SV RW 16000 910	50W LED RW GRY MICRO	3.77
		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	\$2.98
	Gross Receipts Tax	2.68	
	Total		\$347.60
910089436356 LONGLEAF COMM DEV DIST 10122 HEMINGWAY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 3618230	Energy Charge	17.40
	Bill Period: Jul 30 - Aug 27	Fuel Charge	5.61
	Present Read: 13902	Asset Securitization Charge	0.27
	Previous Read: 13759		
	Billed Usage: 143		
	Billed kWh 143.000		
	Regulatory Assessment Fee	0.04	\$1.08
	Gross Receipts Tax	1.04	
	Total		\$41.68
910089435587 LONGLEAF COMM DEV DIST 3141 DELAND ST NEW PORT RICHEY FL 34655	General Service Demand Sec (GSD-1)	Customer Charge	17.85
	Meter Number: 1046629	Energy Charge	473.87
	Bill Period: Jul 25 - Aug 22	Fuel Charge	346.36
	Billed kWh 8,824.483	Demand Charge	202.16
	Billed Demand kW 17.352	Asset Securitization Charge	14.30
	Load Factor 73.07		
	Regulatory Assessment Fee	0.92	\$27.98



duke-energy.com
877.372.8477

Account number **9300 0000 9450**

Billing details - continued

Account Information	Billing Details		Amounts
	Gross Receipts Tax	27.06	
	Total		\$1,082.52
910089430417 LONGLEAF COMM DEV DIST 3538 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4483213	Energy Charge	14.37
	Bill Period: Jul 30 - Aug 27	Fuel Charge	4.63
	Present Read: 10155	Asset Securitization Charge	0.22
	Previous Read: 10037		
	Billed Usage: 118		
	Billed kWh 118.000		
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.94	\$0.97
	Total		\$37.51
910089419868 LONGLEAF COMM DEV DIST 10352 NICKLAUS DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4492445	Energy Charge	26.30
	Bill Period: Jul 30 - Aug 27	Fuel Charge	8.48
	Present Read: 13365	Asset Securitization Charge	0.40
	Previous Read: 13149		
	Billed Usage: 216		
	Billed kWh 216.000		
	Regulatory Assessment Fee	0.05	
	Gross Receipts Tax	1.35	\$1.40
	Total		\$53.90
910089401446 LONGLEAF COMM DEV DIST 3215 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4488803	Energy Charge	12.66
	Bill Period: Jul 30 - Aug 27	Fuel Charge	4.08
	Present Read: 7136	Asset Securitization Charge	0.19
	Previous Read: 7032		
	Billed Usage: 104		
	Billed kWh 104.000		
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.88	\$0.91
	Total		\$35.16
910089397182 LONGLEAF COMM DEV DIST 3218 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge	17.32
	Meter Number: 4489974	Energy Charge	8.15
	Bill Period: Jul 30 - Aug 27	Fuel Charge	2.63
	Present Read: 4270	Asset Securitization Charge	0.13
	Previous Read: 4203	Minimum Bill Adjustment	1.77
	Billed Usage: 67		
	Billed kWh 67.000		
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	\$0.80
	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	17.32
	Meter Number: 4483882	Energy Charge	23.12
	Bill Period: Jul 30 - Aug 27	Fuel Charge	7.46
	Present Read: 11560	Asset Securitization Charge	0.36
	Previous Read: 11370		



duke-energy.com
877.372.8477

Account number 9300 0000 9450

Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage: 190		\$1.28
	Billed kWh 190.000		
		Regulatory Assessment Fee 0.04	
		Gross Receipts Tax 1.24	
		Total	\$49.54
910089395049 LONGLEAF COMM DEV DIST 10431 MARSHA DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32	\$30.00
	Meter Number: 8036825	Energy Charge 0.36	
	Bill Period: Jul 30 - Aug 27	Fuel Charge 0.12	
	Present Read: 216	Asset Securitization Charge 0.01	
	Previous Read: 213	Minimum Bill Adjustment 12.19	
	Billed Usage: 3		
	Billed kWh 3.000		
		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 17.32	\$30.00
	Meter Number: 4492447	Energy Charge 0.36	
	Bill Period: Jul 30 - Aug 27	Fuel Charge 0.12	
	Present Read: 180	Asset Securitization Charge 0.01	
	Previous Read: 177	Minimum Bill Adjustment 12.19	
	Billed Usage: 3		
	Billed kWh 3.000		
		Regulatory Assessment Fee 0.03	\$0.80
		Gross Receipts Tax 0.77	
		Total	\$30.80
910089386014 LONGLEAF COMM DEV DIST 10333 NICKLAUS DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32	\$59.99
	Meter Number: 7886206	Energy Charge 31.90	
	Bill Period: Jul 30 - Aug 27	Fuel Charge 10.28	
	Present Read: 21931	Asset Securitization Charge 0.49	
	Previous Read: 21669		
	Billed Usage: 262		
	Billed kWh 262.000		
		Regulatory Assessment Fee 0.05	\$1.59
		Gross Receipts Tax 1.54	
		Total	\$61.58
910089375714 LONGLEAF COMM DEV DIST 10420 MOUNT DORA ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32	\$30.00
	Meter Number: 8036831	Energy Charge 0.60	
	Bill Period: Jul 30 - Aug 27	Fuel Charge 0.20	
	Present Read: 264	Asset Securitization Charge 0.01	
	Previous Read: 259	Minimum Bill Adjustment 11.87	
	Billed Usage: 5		
	Billed kWh 5.000		
		Regulatory Assessment Fee 0.03	\$0.80
		Gross Receipts Tax 0.77	
		Total	\$30.80
910089370842 LONGLEAF COMM DEV DIST	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32	\$30.00



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877.372.8477

Account number **9300 0000 9450**

Billing details - continued

Account Information	Billing Details			Amounts
3522 COWART ST NEW PORT RICHEY FL 34655	Meter Number:	4486722	Energy Charge	1.71
	Bill Period:	Jul 30 - Aug 27	Fuel Charge	0.55
	Present Read:	758	Asset Securitization Charge	0.03
	Previous Read:	744	Minimum Bill Adjustment	10.39
	Billed Usage:	14		
	Billed kWh	14.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089360535 LONLEAF COMM DEV DIST 10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1)		Customer Charge	17.32
	Meter Number:	915600	Minimum Bill Adjustment	12.68
	Bill Period:	Jul 30 - Aug 27		
	Present Read:	157		
	Previous Read:	157		
	Billed Usage:	0		
	Billed kWh	0.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089078726 LONLEAF COMM DEV DIST 000 MARSHA DR NEW PORT RICHEY FL 34655	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.86
	Bill Period:	Jul 25 - Aug 22	Energy Charge	140.73
	71W LED SANIBEL	2,075	Fuel Charge	79.45
			Asset Securitization Charge	1.06
			71W LED SANIBEL	1,362.03
			71W LED SANIBEL	169.32
			16 DECO CONC # SINGLE SANIBEL	932.09
			Regulatory Assessment Fee	2.34
			Gross Receipts Tax	5.73
			Total	\$2,694.61
			Total Amount Due	\$5,464.89



INVOICE

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

September 2, 2025
 Project No: 00013919-00
 Invoice No: 28549

Project 00013919-00 Longleaf CDD Interim District Engineering Services
 Attendance of monthly meeting via teams. Coordination with paving contractor. Teams call with District Manager, Chair and Metro. Review Bond Series 2005 document in response to compliance issue request. Coordination with contractor regarding grate replacements (Herlong & Mizner). Ownership map updates (in progress).

Services current through August 22, 2025

Phase 0010 Civil Engineering

Task 0001 General Engineering Services

Professional Personnel

	Hours	Rate	Amount	
Director I	5.00	280.00	1,400.00	
Totals	5.00		1,400.00	
Total Labor				1,400.00
			Total this Task	\$1,400.00

Task 0002 Special Services

Professional Personnel

	Hours	Rate	Amount	
Director I	1.00	280.00	280.00	
Engineering Technician	21.00	85.00	1,785.00	
Totals	22.00		2,065.00	
Total Labor				2,065.00
			Total this Task	\$2,065.00
			Total this Phase	\$3,465.00
			Total this Invoice	\$3,465.00

BBE/L
 inframarkcms@payableslockbox.com

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

INVOICE PAYABLE UPON RECEIPT

Billing Backup

Tuesday, September 2, 2025

BGE, Inc.

Invoice 28549 Dated 9/2/2025

10:39:22 AM

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	7/30/2025	.50	280.00	140.00	
Chang, Philip	7/31/2025	.25	280.00	70.00	
Chang, Philip	8/5/2025	1.00	280.00	280.00	
Chang, Philip	8/6/2025	1.25	280.00	350.00	
Chang, Philip	8/7/2025	1.50	280.00	420.00	
Chang, Philip	8/13/2025	.50	280.00	140.00	
Totals		5.00		1,400.00	
Total Labor					1,400.00

Total this Task \$1,400.00

Task	0002	Special Services
------	------	------------------

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	8/4/2025	1.00	280.00	280.00	
Engineering Technician					
King, Alexandra	7/31/2025	5.00	85.00	425.00	
King, Alexandra	8/4/2025	8.00	85.00	680.00	
King, Alexandra	8/6/2025	7.00	85.00	595.00	
King, Alexandra	8/7/2025	1.00	85.00	85.00	
Totals		22.00		2,065.00	
Total Labor					2,065.00

Total this Task \$2,065.00

Total this Phase \$3,465.00

Total this Project \$3,465.00

Total this Report \$3,465.00

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

INVOICE PAYABLE UPON RECEIPT

321

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

2661

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Mailing Address: PO Box 30020, Tampa, FL 33630-3020

STATEMENT DATE: 8/13/2025 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

CCW0814A 3286 1 MB 0.672
7000003324 00.0014.0052 3286/1LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008CURRENT BILL DUE 09/03/2025 87.93
TOTAL AMOUNT DUE 87.93

PAYMENT AMOUNT

0 0004081635 000008793

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Account Name: LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Service Address: 3141 DELAND ST
Account Number: 4081635
Statement Date: 8/13/2025
Meter Read From: 7/15/2025 TO 8/13/2025
Deposit Amount: 50.00After 5:00 pm on 9/3/2025 any unpaid balance will
be charged a penalty fee.*August 11th is 811 Day and a great reminder that
digging without knowing the approximate location of
underground utilities increases the likelihood of
unintentional damage.**As a public safety reminder, please call 811 before you
dig, it's the law.*BALANCE FORWARD 103.13
-Payments received as of 08/04/2025 -103.13

Meter		CurrRead	- PrevRead	X Multiplier	= CCF Cons.	X Conv.Factor	= Bill Cons.
NG	R	16640	16598	1	42.0	1.023	43.0

Usage	Service	Charge
43.0	Natural Gas Small General Service	85.20
	Customer Charge: 25.00 NonFuel: 30.53	
	Utility Taxable Fuel: 2.97 Non-Utility Taxable Fuel: 26.70	
	State Gross Receipts Tax 2.73	
	Total Taxes and Franchise Fees:	2.73

CURRENT BILL DUE 9/03/2025 87.93
TOTAL AMOUNT DUE 87.93

3210

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

2649

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

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

STATEMENT DATE:

9/12/2025

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**CCW0915A 3243 1 MB 0.672
7000003282 00.0014.0049 3243/1LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

CURRENT BILL DUE 10/03/2025	110.33
TOTAL AMOUNT DUE	110.33

PAYMENT AMOUNT

1 0004081635 000011033

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Account Name: LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
 Service Address: 3141 DELAND ST
 Account Number: 4081635
 Statement Date: 9/12/2025
 Meter Read From: 8/14/2025 TO 9/12/2025
 Deposit Amount: 50.00

After 5:00 pm on 10/3/2025 any unpaid balance will
 be charged a penalty fee.

Starting September 2nd, our Gas Customer Service
 team will be closed for lunch weekdays 12:30-1:30 pm.

We appreciate your understanding and look forward to
 assisting you after 1:30 pm.

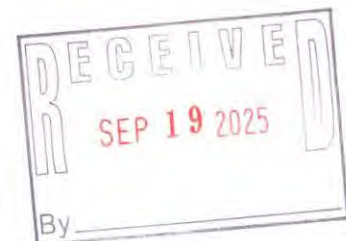
Questions? Email us at
gascustomerservice@myclearwater.com

BALANCE FORWARD 87.93
 -Payments received as of 09/03/2025 -87.93

Meter		CurrRead	- PrevRead	X Multiplier	= CCF Cons.	X Conv.Factor	= Bill Cons.
NG	R	16697	16640	1	57.0	1.022	58.3

Usage	Service	Charge
58.3	Natural Gas Small General Service	106.62
	Customer Charge: 25.00 NonFuel: 41.40	
	Utility Taxable Fuel: 4.02 Non-Utility Taxable Fuel: 36.20	
	State Gross Receipts Tax 3.71	
	Total Taxes and Franchise Fees:	3.71

CURRENT BILL DUE 10/03/2025 110.33
TOTAL AMOUNT DUE 110.33



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



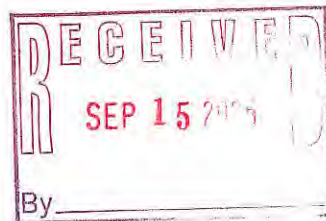
BILL TO: LONG LEAF CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

INVOICE NO. SW0001128143
CUSTOMER NO. 16951
DATE 9/1/25
CUSTOMER PO NO.
SITE 0001
DUE DATE 10/1/25
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				
9/1/25	MONTHLY - WASTE COLLECTION 9/1/2025 - 9/30/2025		10,432.00	1.00	10,432.00
9/1/25	ADMIN FEE - MONTHLY 9/1/2025 - 9/30/2025		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	\$10,435.95
10435.95	10435.95	0.00	0.00	20871.90	TOTAL DUE	\$20,871.90

Please return this portion with payment.

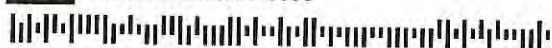


COASTAL WASTE & RECYCLING INC
1840 NW 33RD STREET
POMPANO BEACH FL 33064

900 1 MB 0.672 5/209 001825 0001:0002



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. SW0001128143 INVOICE TOTAL \$10,435.95

Please Remit Payment to Address Below



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

0025756SW0169510001SW000112814300010435957



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

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

Bill date Aug 18, 2025
For service Jul 17 - Aug 15
30 days

Account number 9101 2706 4421

Billing summary

Previous Amount Due	\$200.55
Payment Received Aug 07	-200.55
Current Lighting Charges	199.96
Taxes	0.63
Total Amount Due Sep 08	\$200.59

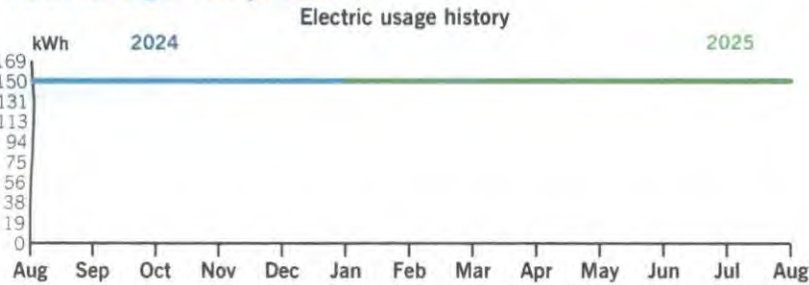


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.3%, Purchased Power 2.8%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.9% (For prior 12 months ending June 30, 2025).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot



Average temperature in degrees											
84°	83°	76°	72°	64°	57°	67°	68°	75°	80°	82°	84°
Current Month		Aug 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											

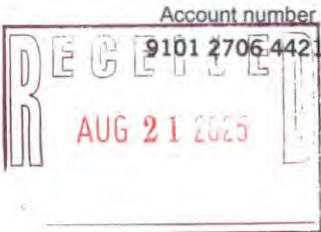
Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$200.59 by Sep 8	After 90 days from bill date, a late charge will apply.
-----------------------------	---



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



028088 000002763
LONGLEAF COMM DEV DIST
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

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

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



duke-energy.com
877.372.8477

Account number **9101 2706 4421**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 17 - Aug 15		
Description	Quantity	Usage
70W LED SANIBEL	6	150 kWh
Total	6	150 kWh

Billing details - Lighting

Billing Period - Jul 17 25 to Aug 15 25	
Customer Charge	\$1.86
Energy Charge	
150.000 kWh @ 6.782c	10.18
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	\$199.96

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





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address Bill date Sep 17, 2025
LONGLEAF COMM DEV DIST For service Aug 16 - Sep 16
000 STARKEY BLVD 32 days
LITE WDLND LNG LF SL
Account number **9101 2706 4421**

Billing summary

Previous Amount Due	\$200.59
Payment Received Sep 08	-200.59
Current Lighting Charges	199.97
Taxes	0.63
Total Amount Due Oct 08	\$200.60

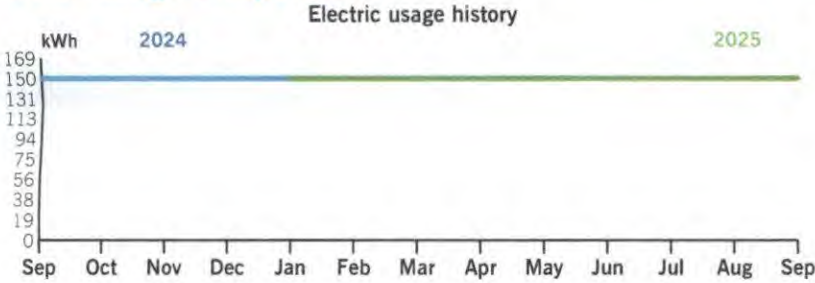


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 76° 72° 64° 57° 67° 68° 75° 80° 82° 84° 84° 81°

	Current Month	Sep 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				

Find ways to save.

duke-energy.com/FindWays

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.

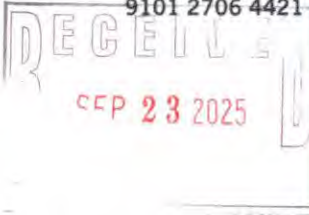
Please return this portion with your payment. Thank you for your business.



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

Account number

9101 2706 4421



Amount of automatic draft

\$200.60
by Oct 8

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**



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

027965 000002749



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

889101270644210006600000000000002006000000200606

fb.def.duke.bills.20250916211003.67.afp-55929-000002749



duke-energy.com
877.372.8477

Account number **9101 2706 4421**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 16 - Sep 16		
Description	Quantity	Usage
70W LED SANIBEL	6	150 kWh
Total	6	150 kWh

Billing details - Lighting

Billing Period - Aug 16 25 to Sep 16 25	
Customer Charge	\$1.86
Energy Charge	
150.000 kWh @ 6.782c	10.18
Fuel Charge	
150.000 kWh @ 3.829c	5.74
Asset Securitization Charge	
150.000 kWh @ 0.062c	0.09
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	\$199.97

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



INVOICE



Longleaf Community Development District
 c/o Inframark
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Customer	Longleaf Community Development District
Acct #	780
Date	09/26/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 45,256.00
Payment Amount	
Payment for:	Invoice#30091
100125715	

Thank You

Please detach and return with payment



Customer: Longleaf Community Development District

Invoice	Effective	Transaction	Description	Amount
30091	10/01/2025	Renew policy	Policy #100125715 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/26/2025	45,256.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total

\$ 45,256.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/26/2025



INVOICE

INV-000128

Balance Due
\$480.00

Electro Sanitation Services

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

Invoice Date : 07 Sep 2025

Terms : Due on Receipt

Due Date : 07 Sep 2025

Longleaf CDD C/O Lisa Castoria

#	Description	Qty	Rate	Amount
1	8 Visits @ \$60 per visit 9/1-8/31	1.00	480.00	480.00
Sub Total				480.00
Total				\$480.00
Balance Due				\$480.00

We appreciate your business!

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Longleaf

Board Meeting Date: September 3, 2025

	Name	In Attendance Please X	Paid
1	Evalyn Oreto	☐	\$200
2	Veronica Johnson	☐	\$200
3	Lindsay Moore	☐	\$200
4	Jay Wijnmaalen	☐	\$200
5	Mike Ryan	☐	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria
District Manager Signature

9/3/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Himes Electrical Service, Inc.

Invoice

P. O. Box 516
Lutz, Florida 33548

Date	Invoice
9/4/2025	25078

Bill To
Longleaf CDD c/o Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Ship To
Longleaf CDD 3141 Deland Ave. Trinity, FL 34655

Work Order	Purchase Order	Terms	Due Date	Rep
13448		Net 30	10/4/2025	JKH

Quantity	Description	Rate	Amount
1	Service Call 9/3	45.00	45.00
2.25	Electrician	95.00	213.75
2	Materials - 1/0 split bolt	17.52	35.04
	Troubleshoot pole #1072 in front of 3443 Towne Ave. Located buried hand hole where connection was bad. Re-made connections with split bolts. All is working 100%.		

Thank you for your business.	Total	\$293.79
	Payments/Credits	\$0.00
	Balance Due	\$293.79

Phone #	Fax #
813-909-1927	813-909-9776

Himes Electrical Service, Inc.

Invoice

P. O. Box 516
Lutz, Florida 33548

Date	Invoice
8/28/2025	25064

Bill To
Longleaf CDD c/o Inframark 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

Ship To
Longleaf CDD 3141 Deland Ave. Trinity, FL 34655

Work Order	Purchase Order	Terms	Due Date	Rep
13416		Net 30	9/27/2025	JKH

Quantity	Description	Rate	Amount
1	Service Call 8/20, 8/22	45.00	45.00
3.25	Electrician	95.00	308.75
2	Materials - 1/0-14 split bolt	11.14	22.28
	Repaired Pole#K098 on Ferrell St. - located buried handhole and repaired bad joint. Repaired pole at 3815 Wiregrass Rd. - bypassed fuse in handhole. All work is complete.		

Thank you for your business.	Total	\$376.03
	Payments/Credits	\$0.00
	Balance Due	\$376.03

Phone #	Fax #
813-909-1927	813-909-9776



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

158078

CUSTOMER ID

C2284

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

Services provided for the Month of: September 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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

159277

DATE

9/22/2025

CUSTOMER ID

C2284

NET TERMS

Due On Receipt

PO#
DUE DATE

9/22/2025

BILL TO

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	8,400.00		8,400.00
Mail notices sent on 8-1-25 \$1,017.64 & 7-15-25 \$1,146.88	1	Ea	2,164.52		2,164.52
Postage	1	Ea	28.24		28.24
Subtotal					10,592.76

Subtotal \$10,592.76

Tax \$0.00

Total Due \$10,592.76

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Longleaf

Board Meeting Date: September 3, 2025

	Name	In Attendance Please X	Paid
1	Evalyn Oreto	☐	\$200
2	Veronica Johnson	☐	\$200
3	Lindsay Moore	☐	\$200
4	Jay Wijnmaalen	☐	\$200
5	Mike Ryan	☐	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria
District Manager Signature

9/3/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 25, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3612316

Client Matter No. 45323-1

Notification Email: eftgroup@kutakrock.com

Ms. Jayna Cooper
 Longleaf CDD
 C/O Inframark
 2005 Pam Am Circle, Suite 300
 Tampa, FL 33607

Invoice No. 3612316
 45323-1

Re: Special Construction Counsel

For Professional Legal Services Rendered

05/07/25	W. Haber	0.20	64.00	Confer with Castoria regarding change orders
05/08/25	W. Haber	0.30	96.00	Review and respond to inquiry regarding change orders
TOTAL HOURS		0.50		
TOTAL FOR SERVICES RENDERED				\$160.00
TOTAL CURRENT AMOUNT DUE				<u>\$160.00</u>

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Longleaf

Board Meeting Date: September 3, 2025

	Name	In Attendance Please X	Paid
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria
District Manager Signature

9/3/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

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Board Meeting Date: September 3, 2025

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5	Mike Ryan	☐	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria
District Manager Signature

9/3/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

Longleaf CDD
Attn: Lisa Castoria, District Mgr
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

DATE:	INVOICE:	PAGE:
07/30/25	13485	1

Job Site: Longleaf
Job #: 2531071

Proposal Rep: Jason Lambert

P.O. #: CONTRACT

FOR SERVICES RENDERED AT:

Longleaf CDD
 3141 Deland Street
 New Port Richey, FL 34655

SCHOOL STRIPING: AS PER CONTRACT

Payment Due Upon Completion

Original Contract Sum	\$1,947.00
-----------------------	------------

Please Remit Payment To:

Parking Lot Services

P. O. Box 23125

Tampa, FL 33623

Overnight: 8511 Sunstate St, Suite 101, 33634

Tax	\$0.00
-----	--------

Thank You.

Federal I.D. #26-4453072

Due Upon Receipt	\$1,947.00
-------------------------	-------------------

GO GREEN WITH PLS!



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



98 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 COONTIE CT**

Bill Number: 22996500

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	1074	8/22/2025	1079	29	5

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

5
6
6
5
6
4
5
6
5
5
4
8

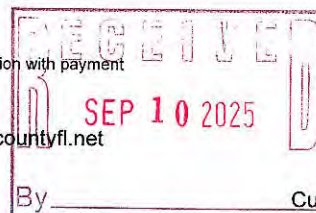
Transactions

Previous Bill 4.86
Payment 08/25/25 -4.86 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 5 Thousand Gals X \$0.81 4.05
Total Current Transactions 4.05
TOTAL BALANCE DUE \$4.05



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net



Account # 0010955
Customer # 01058577

Balance Forward 0.00
Current Transactions 4.05

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

Total Balance Due \$4.05
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

010585773001095522299650050000004057



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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



100 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 LONZALO & ALBRITTON**

Bill Number: 22996492

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	776	8/22/2025	785	29	9

Usage History

Reclaimed

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

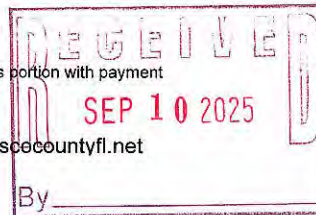
Transactions

Previous Bill	6.48
Payment 08/25/25	-6.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$0.81
	7.29
Total Current Transactions	7.29
TOTAL BALANCE DUE	\$7.29



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net



Account # 0010915
Customer # 01058578

Balance Forward 0.00
Current Transactions 7.29

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

Total Balance Due \$7.29
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

010585780001091562299649270000007296



PASCO COUNTY UTILITIES
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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



104 0 1

04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 MARSHA DR & STARKEY**

Bill Number: 22996498

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0010945	01058578
Please use the 15-digit number below when making a payment through your bank	
001094501058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075221	7/24/2025	1462	8/22/2025	1480	29	18

Usage History

Reclaimed

August 2025	18
July 2025	20
June 2025	23
May 2025	21
April 2025	20
March 2025	22
February 2025	23
January 2025	25
December 2024	21
November 2024	15
October 2024	11
September 2024	0

Transactions

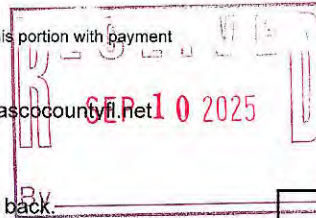
Previous Bill	16.20
Payment 08/25/25	-16.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.81 14.58
Total Current Transactions	14.58
TOTAL BALANCE DUE	\$14.58



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account # 0010945
Customer # 01058578
Balance Forward 0.00
Current Transactions 14.58

Total Balance Due \$14.58
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

010585780001094532299649890000014588



PASCO COUNTY UTILITIES
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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



103 0 1

04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 MARSHA DR & STARKEY**

Bill Number: 22996497

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account #	Customer #
0010940	01058578
Please use the 15-digit number below when making a payment through your bank	
001094001058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	00010224	7/24/2025	3574	8/22/2025	3600	29	26

Usage History

Reclaimed

August 2025	26
July 2025	28
June 2025	34
May 2025	37
April 2025	34
March 2025	34
February 2025	32
January 2025	34
December 2024	30
November 2024	24
October 2024	15
September 2024	12

Transactions

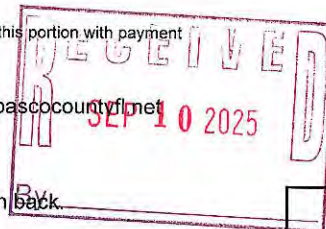
Previous Bill	22.68
Payment 08/25/25	-22.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	26 Thousand Gals X \$0.81
	21.06
Total Current Transactions	21.06
TOTAL BALANCE DUE	\$21.06



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 # 0010940
Customer # 01058578
Balance Forward 0.00
Current Transactions 21.06

Total Balance Due \$21.06
Due Date 9/25/2025

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

The Total Due will be electronically transferred on 09/25/2025.

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

010585780001094082299649720000021065



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



102 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 WIREGRASS & DURRANCE**

Bill Number: 22996496

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0010935	01058578
Please use the 15-digit number below when making a payment through your bank	
001093501058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075211	7/24/2025	5497	8/22/2025	5559	29	62

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

62
75
75
68
65
68
64
86
63
47
0
0

Transactions

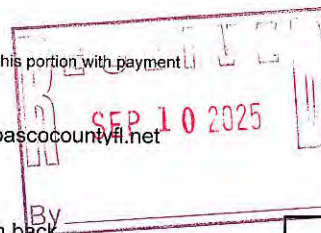
Previous Bill	60.75
Payment 08/25/25	-60.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	62 Thousand Gals X \$0.81
Total Current Transactions	50.22
TOTAL BALANCE DUE	\$50.22



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net/pascoeasypay

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



Account # 0010935
Customer # 01058578
Balance Forward 0.00
Current Transactions 50.22

Total Balance Due \$50.22
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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

010585780001093542299649650000050227



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



101 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 MARSHA DR & PALLADIO**

Bill Number: 22996495

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0010930	01058578
Please use the 15-digit number below when making a payment through your bank	
001093001058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101964	7/24/2025	663	8/22/2025	668	29	5

Usage History
Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

5
5
5
4
5
5
4
6
4
4
2
4

Transactions

Previous Bill 4.05
Payment 08/25/25 -4.05 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 5 Thousand Gals X \$0.81 4.05
Total Current Transactions 4.05
TOTAL BALANCE DUE \$4.05



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Account #	0010930
Customer #	01058578
Balance Forward	0.00
Current Transactions	4.05
Total Balance Due	\$4.05
Due Date	9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
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010585780001093092299649580000004057



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87 0 1
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LONGLEAF CDD

Service Address: **0 BUFFETT AND NICKLAUS**

Bill Number: 22996484

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101958	7/24/2025	1550	8/22/2025	1565	29	15

Usage History
Reclaimed

August 2025	15
July 2025	15
June 2025	15
May 2025	15
April 2025	20
March 2025	22
February 2025	18
January 2025	21
December 2024	18
November 2024	13
October 2024	9
September 2024	20

Transactions

Previous Bill	12.15
Payment 08/25/25	-12.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$0.81 12.15
Total Current Transactions	12.15
TOTAL BALANCE DUE	\$12.15



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Account #	0010545
Customer #	01153707
Balance Forward	0.00
Current Transactions	12.15

Total Balance Due	\$12.15
Due Date	9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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011537074001054552299648480000012157



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LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 FENCELINE ROAD**

Bill Number: 22996501

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0010960	01058578
Please use the 15-digit number below when making a payment through your bank	
001096001058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069905	7/24/2025	6108	8/22/2025	6188	29	80

Usage History
Reclaimed

August 2025	80
July 2025	83
June 2025	79
May 2025	80
April 2025	71
March 2025	73
February 2025	75
January 2025	74
December 2024	74
November 2024	60
October 2024	36
September 2024	83

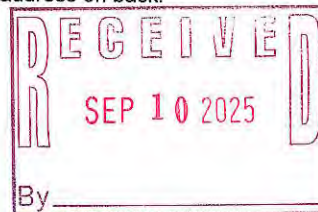
Transactions

Previous Bill	67.23
Payment 08/25/25	-67.23 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	80 Thousand Gals X \$0.81
	64.80
Total Current Transactions	64.80
TOTAL BALANCE DUE	\$64.80

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LONGLEAF COMMUNITY DEV DISTRICT
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Account # 0010960
Customer # 01058578
Balance Forward 0.00
Current Transactions 64.80

Total Balance Due \$64.80
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

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010585780001096062299650120000064802



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LONGLEAF CDD

Service Address: **3035 ALACHUA PLACE**

Bill Number: 22996474

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	48959	8/22/2025	48993	29	34

Usage History Reclaimed

August 2025	34
July 2025	25
June 2025	44
May 2025	35
April 2025	35
March 2025	57
February 2025	87
January 2025	97
December 2024	95
November 2024	79
October 2024	88
September 2024	242

Transactions

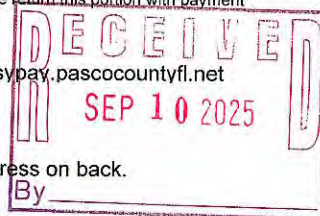
Previous Bill	20.25
Payment 08/25/25	-20.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	34 Thousand Gals X \$0.81
	27.54
Total Current Transactions	27.54
TOTAL BALANCE DUE	\$27.54



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Account # 0010390
Customer # 01153707
Balance Forward 0.00
Current Transactions 27.54

Total Balance Due \$27.54
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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LONGLEAF CDD

Service Address: **0 ZACKERY AND BALCONY**

Bill Number: 22996482

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	18976	8/22/2025	19034	29	58

Usage History
Reclaimed

August 2025	58
July 2025	88
June 2025	123
May 2025	117
April 2025	107
March 2025	104
February 2025	117
January 2025	130
December 2024	102
November 2024	108
October 2024	54
September 2024	98

Transactions

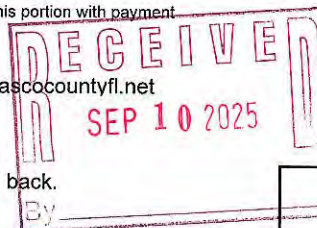
Previous Bill	71.28
Payment 08/25/25	-71.28 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$0.81
	46.98
Total Current Transactions	46.98
TOTAL BALANCE DUE	\$46.98



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Account #	0010535
Customer #	01153707
Balance Forward	0.00
Current Transactions	46.98
Total Balance Due	\$46.98
Due Date	9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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LONGLEAF CDD

Service Address: **3326 TOWN AVENUE**

Bill Number: 22996483

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	20429	8/22/2025	20535	29	106

Usage History
Reclaimed

August 2025	106
July 2025	72
June 2025	213
May 2025	119
April 2025	58
March 2025	19
February 2025	73
January 2025	68
December 2024	110
November 2024	137
October 2024	105
September 2024	124

Transactions

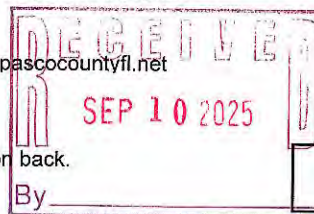
Previous Bill	58.32
Payment 08/25/25	-58.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	106 Thousand Gals X \$0.81
	85.86
Total Current Transactions	85.86
TOTAL BALANCE DUE	\$85.86



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Account #	0010540
Customer #	01153707
Balance Forward	0.00
Current Transactions	85.86
Total Balance Due	\$85.86
Due Date	9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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LONGLEAF CDD

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

Bill Number: 22996478

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	10731	8/22/2025	10732	29	1

Usage History
Reclaimed

August 2025	1
July 2025	14
June 2025	95
May 2025	100
April 2025	129
March 2025	75
February 2025	0
January 2025	0
December 2024	0
November 2024	0
October 2024	1
September 2024	0

Transactions

Previous Bill	11.34
Payment 08/25/25	-11.34 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81

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Account # 0010410
Customer # 01153707
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due \$0.81
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**



LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
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LONGLEAF CDD

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

Bill Number: 22996476

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	3842	8/22/2025	3887	29	45

Usage History
Reclaimed

August 2025	45
July 2025	50
June 2025	56
May 2025	38
April 2025	91
March 2025	61
February 2025	49
January 2025	53
December 2024	80
November 2024	46
October 2024	29
September 2024	67

Transactions

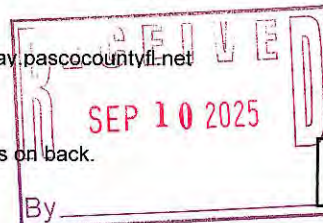
Previous Bill	40.50
Payment 08/25/25	-40.50 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	45 Thousand Gals X \$0.81
	36.45
Total Current Transactions	36.45
TOTAL BALANCE DUE	\$36.45



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Account #	0010425
Customer #	01153707
Balance Forward	0.00
Current Transactions	36.45
Total Balance Due	\$36.45
Due Date	9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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81 0 1
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LONGLEAF CDD

Service Address: **3200 DELAND STREET**

Bill Number: 22996475

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	1953	8/22/2025	1963	29	10

Usage History
Reclaimed

August 2025	10
July 2025	14
June 2025	4
May 2025	4
April 2025	2
March 2025	1
February 2025	17
January 2025	23
December 2024	18
November 2024	13
October 2024	8
September 2024	18

Transactions

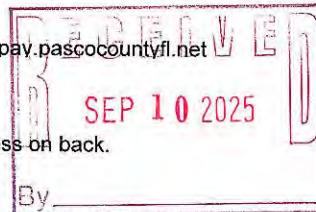
Previous Bill	11.34
Payment 08/25/25	-11.34 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed 10 Thousand Gals X \$0.81	8.10
Total Current Transactions	8.10
TOTAL BALANCE DUE	\$8.10



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Account #	0010395
Customer #	01153707
Balance Forward	0.00
Current Transactions	8.10
Total Balance Due	\$8.10
Due Date	9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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LONGLEAF COMMUNITY DEV DISTRICT

Service Address: **0 DOC BRITTLE & COWART**

Bill Number: 22996494

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101965	7/24/2025	1502	8/22/2025	1521	29	19

Usage History
Reclaimed

August 2025	19
July 2025	20
June 2025	22
May 2025	17
April 2025	19
March 2025	22
February 2025	18
January 2025	22
December 2024	18
November 2024	26
October 2024	19
September 2024	24

Transactions

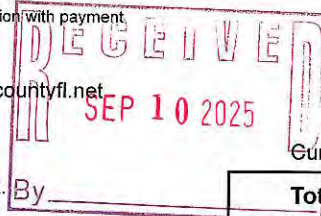
Previous Bill	16.20
Payment 08/25/25	-16.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$0.81
Total Current Transactions	15.39
TOTAL BALANCE DUE	\$15.39



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Account # 0010925
Customer # 01058577
Balance Forward 0.00
Current Transactions 15.39

Total Balance Due \$15.39
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF COMMUNITY DEV DISTRICT
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LONGLEAF CDD

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

Bill Number: 22996481

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
0010530	01153709
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001053001153709	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	10257121	7/24/2025	29411	8/22/2025	29580	29	169

Usage History
Reclaimed

August 2025	169
July 2025	216
June 2025	215
May 2025	169
April 2025	182
March 2025	158
February 2025	91
January 2025	108
December 2024	102
November 2024	73
October 2024	12
September 2024	140

Transactions

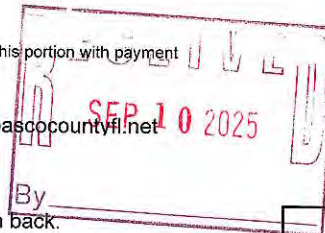
Previous Bill	174.96
Payment 08/25/25	-174.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	169 Thousand Gals X \$0.81
	136.89
Total Current Transactions	136.89
TOTAL BALANCE DUE	\$136.89



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Account # 0010530
Customer # 01153709
Balance Forward 0.00
Current Transactions 136.89

Total Balance Due \$136.89
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

LONGLEAF CDD
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

011537098001053012299648170000136899



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



94 0 1
04-41430

LONGLEAF CDD

Service Address: **3141 DELAND STREET**

Bill Number: 22998094

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	1618	8/22/2025	1679	29	61

Usage History

	Water
August 2025	61
July 2025	44
June 2025	81
May 2025	106
April 2025	116
March 2025	63
February 2025	75
January 2025	80
December 2024	81
November 2024	52
October 2024	27
September 2024	22

Transactions

Previous Bill	660.76
Payment 08/25/25	-660.76 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 46.0 Thousand Gals X \$9.02	414.92
Sewer	
Sewer Base Charge	22.57
Sewer Charges 61.0 Thousand Gals X \$6.94	423.34
Total Current Transactions	932.08
TOTAL BALANCE DUE	\$932.08



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

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Account # 0199135
Customer # 01153708
Balance Forward 0.00
Current Transactions 932.08

Total Balance Due \$932.08
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

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

PASCO COUNTY UTILITIES
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011537081019913542299809490000932088



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93 0 1
04-41430

LONGLEAF CDD

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

Bill Number: 22996503

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	4659	8/22/2025	4682	29	23

Usage History
Reclaimed

August 2025	23
July 2025	46
June 2025	85
May 2025	65
April 2025	65
March 2025	75
February 2025	70
January 2025	74
December 2024	71
November 2024	63
October 2024	41
September 2024	56

Transactions

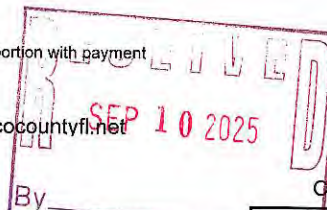
Previous Bill	37.26
Payment 08/25/25	-37.26 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$0.81
	18.63
Total Current Transactions	18.63
TOTAL BALANCE DUE	\$18.63



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Account # 0010985
Customer # 01153707
Balance Forward 0.00
Current Transactions 18.63

Total Balance Due \$18.63
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

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

PASCO COUNTY UTILITIES
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PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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LONGLEAF CDD

Service Address: **0 FENCELINE & DURRANCE**

Bill Number: 22996502

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/24/2025	6667	8/22/2025	6705	29	38

Usage History
Reclaimed

August 2025	38
July 2025	78
June 2025	145
May 2025	111
April 2025	109
March 2025	127
February 2025	120
January 2025	130
December 2024	125
November 2024	109
October 2024	71
September 2024	96

Transactions

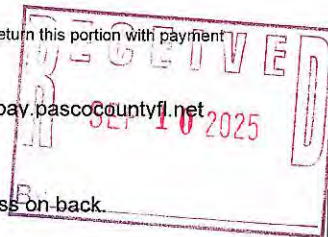
Previous Bill	63.18
Payment 08/25/25	-63.18 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	38 Thousand Gals X \$0.81
Total Current Transactions	30.78
TOTAL BALANCE DUE	\$30.78



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Account # 0010980
Customer # 01153707
Balance Forward 0.00
Current Transactions 30.78

Total Balance Due \$30.78
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

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

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89 0 1
04-41430

LONGLEAF CDD

Service Address: **0 DOC BRITTLE STREET**

Bill Number: 22996488

Billing Date: 9/8/2025

Billing Period: 7/24/2025 to 8/22/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069888	7/24/2025	2594	8/22/2025	2624	29	30

Usage History
Reclaimed

August 2025	30
July 2025	36
June 2025	37
May 2025	32
April 2025	39
March 2025	36
February 2025	27
January 2025	25
December 2024	38
November 2024	34
October 2024	41
September 2024	31

Transactions

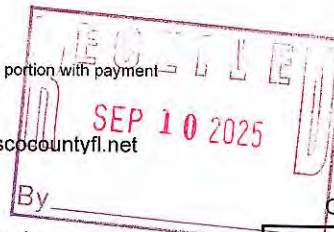
Previous Bill	29.16
Payment 08/25/25	-29.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$0.81
	24.30
Total Current Transactions	24.30
TOTAL BALANCE DUE	\$24.30



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Account # 0010865
Customer # 01153707
Balance Forward 0.00
Current Transactions 24.30

Total Balance Due \$24.30
Due Date 9/25/2025

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

**The Total Due will be electronically
transferred on 09/25/2025.**

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

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

011537074001086542299648860000024301

INVOICE



Invoice #	2101
Date	Aug 7, 2025
Due Date	Aug 7, 2025
Total	\$2,300.00 USD
Outstanding	\$2,300.00 USD

RUAV

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

Invoice 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
Deposit 75.00%	\$1,725.00 USD
Total	\$2,300.00 USD
Amount Paid	\$0.00 USD
Deposit Due	\$1,725.00 USD
Amount Due	\$2,300.00 USD

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Longleaf CDD
 c/o MERITUS DISTRICTS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

August 27, 2025

Client: 001030

Matter: 000001

Invoice #: 27022

Page: 1

RE: General Matters

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/14/2025	VKB	TELECONFERENCE WITH W. HABER RE: NEIGHBORHOOD 4 STREET LIGHTING AGREEMENT WITH DUKE; REVIEW BUDGET AND CDD RECORDS RE; SAME.	0.4	\$122.00
7/28/2025	VKB	REVIEW AND REVISE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING O/M ASSESSMENTS AND CERTIFYING ALL SPECIAL ASSESSMENTS FOR COLLECTION ON-ROLL.	0.5	\$152.50
7/31/2025	VKB	REVIEW AND REPLY TO EMAILS RE: RESIDENT PETITION RE: O&M BUDGET AND ASSESSMENTS AND OTHER FOLLOW UP ITEMS.	1.2	\$366.00
Total Professional Services			2.1	\$640.50

August 27, 2025

Client: 001030

Matter: 000001

Invoice #: 27022

Page: 2

Total Services	\$640.50	
Total Disbursements	\$0.00	
Total Current Charges		\$640.50
Previous Balance		\$518.50
Less Payments		(\$518.50)
PAY THIS AMOUNT		\$640.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Longleaf CDD
 c/o MERITUS DISTRICTS
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

September 26, 2025
 Client: 001030
 Matter: 000001
 Invoice #: 27177

Page: 1

RE: General Matters

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/4/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING. REVIEW AND REPLY TO EMAILS RE: SAME, ISSUES WITH TEENAGERS HARASSING RESIDENTS, AND PUBLIC COMMENTS RECEIVED IN ADVANCED OF PUBLIC HEARING ON BUDGET.	0.9	\$274.50
8/5/2025	VKB	REVIEW AND REPLY TO EMAIL FROM L. CASTORIA RE: SUSPENSION POLICIES; PREPARE FOR AND ATTEND PORTION OF BOARD MEETING VIA TEAMS.	1.2	\$366.00
8/7/2025	VKB	REVIEW AND REPLY TO EMAIL FROM L. CASTORIA RE: ACCEPTANCE OF NEIGHBORHOOD 4 PROPERTY AND INFRASTRUCTURE FROM DEVELOPER.	0.5	\$152.50
8/8/2025	VKB	REVIEW AND REPLY TO EMAIL FROM J. CHAMBERS RE: RESIDENT MOWING CDD PROPERTY; REVIEW PLAT AND PUBLIC RECORDS RE: SAME; DRAFT CEASE AND DESIST LETTER TO 3982 WOODLAND RETREAT.	1.4	\$427.00
8/12/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.2	\$35.00
8/15/2025	VKB	REVIEW AND REPLY TO EMAILS FROM L. CASTORIA RE: RESIDENTS DRIVING THROUGH CDD PARK; DRAFT FORM OF LETTER TO ADJACENT RESIDENTS RE: SAME.	1.4	\$427.00
8/20/2025	VKB	REVIEW AND REPLY TO EMAILS FROM L. CASTORIA RE: ADDITIONAL RESIDENTS DRIVING THROUGH CDD PARK AND CDD'S LANDSCAPING PROJECT.	0.3	\$91.50

September 26, 2025
 Client: 001030
 Matter: 000001
 Invoice #: 27177

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/21/2025	VKB	DRAFT DISCLAIMER FOR COMMUNITY NEWSLETTER BEING POSTED ON CDD WEBSITE TO FACILITATE DISSEMINATION BUT NO CDD INVOLVEMENT IN PRODUCTION OF NEWSLETTER; DRAFT SUSPENSION POLICY; DRAFT EMAILS RE: SAME.	1.1	\$335.50
8/27/2025	VKB	REVIEW AND REPLY TO EMAILS RE: TRUSTEE'S REQUEST FOR CERTIFICATION OF COMPLETION OF 2006 PROJECT AND EXPLAIN WHY CDD CANNOT CERTIFY COMPLETION BECAUSE SCOPE OF 2006 PROJECT INCLUDES SOME IMPROVEMENTS FOR NEIGHBORHOOD 4.	0.6	\$183.00
8/28/2025	VKB	REVIEW AND REPLY TO EMAIL RE: NO SOLICITING SIGNS ON CDD PROPERTY.	0.3	\$91.50
Total Professional Services			7.9	\$2,383.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/2/2025	Postage	\$19.20
Total Disbursements		\$19.20

Total Services	\$2,383.50
Total Disbursements	\$19.20
Total Current Charges	\$2,402.70
Previous Balance	\$640.50
Less Payments	(\$640.50)
PAY THIS AMOUNT	\$2,402.70

Please Include Invoice Number on all Correspondence



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Longleaf

3141 Deland Street
New Port Richey, Florida 34655

Quote #2236

Sent on Sep 22, 2025

Total \$5,169.40

Product/Service	Description	Qty.	Unit Price	Total
#1: Townhall Lights- Pioneer Park	A. Roofline around entire building and V shapes B. 4 Palm Trees Wrapped C. Front 4 Columns E. 48" Pre-lit garland	1	\$0.00	\$0.00
1A Labor- Roofline around entire building and V shapes	1A: Prep bulbs, wires, and clips Installation Maintenance Removal Storage	9	\$85.00	\$765.00
1A Material- Roofline around entire building and V shapes	(310) C9 Warm White OptiCore LED Bulbs (\$465.00) Front facing roofline and all eves Light Clips (\$125.00) Extension Cords (\$40.00) Timers: (2X\$30.00= \$60.00)	0.6	\$690.00	\$414.00
1B Labor- 4 Palm Trees Wrapped	1B- Labor: Prep- 30 Strands Installation Maintenance Removal Storage	5.5	\$85.00	\$467.50
1B Materials- 4 Palm Trees Wrapped	(30)70 5mm Wide Angle Warm White lights LED Mini Lights 4" on green wire(\$630.00) Extension Cords (\$75.00) Timers: (\$30.00)	0.6	\$735.00	\$441.00
1C Labor- Front 4 Columns	1C- Labor: Prep- 32 Strands Installation Maintenance Removal Storage	4	\$85.00	\$340.00
1C Materials- Front Four Columns	(32) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on white wire (\$504.00) Extension Cords (\$45.00) Timers: (\$30.00)	0.6	\$579.00	\$347.40



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
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Product/Service	Description	Qty.	Unit Price	Total
1E Labor- 48" Pre-lit Wreath	1E Labor: Delivery Installation Maintenance Removal Storage	3	\$85.00	\$255.00
1E Materials- 48" Pre-lit Wreath	48" Commercial Sequoia Fir Pre-lit Wreath, 150 Warm White LED 5mm Lights with Red Bow (\$275.00) Extension cords (\$50.00)	0.6	\$325.00	\$195.00
2A Labor- Garland on-top of two monument tops (Doc Brittle)	2A Labor: Prep bulbs, wires, and clips Installation Maintenance Removal Storage	3	\$85.00	\$255.00
2A Materials- Garland on-top of two monument tops (Doc Brittle)	2A (2) 9' x 18" Sequoia Fir Prelit Commercial Garland, 100 Warm White LED Lights- (\$290.00) Extension Cords (\$60.00) Timers: (\$30.00)	0.6	\$380.00	\$228.00
4A Labor-Garland on-top of (Nicklaus Dr entrance sign)	4A Labor- Delivery Prep Greenery Installation Maintenance Removal Storage	3	\$85.00	\$255.00
4A Materials- Garland on-top of (Nicklaus Dr entrance sign)	4A (2) 9' x 18" Sequoia Fir Prelit Commercial Garland, 100 Warm White LED Lights- (\$290.00) Extension Cords (\$60.00) Timers: (\$30.00)	0.6	\$380.00	\$228.00
#5- Front Entrance Sign	A. C9 along pergola on both sides B. Garland on-top of Longleaf sign	1	\$0.00	\$0.00
5A Labor- C9 along pergola on both sides	5A Labor: Prep bulbs, wires, and clips Installation Maintenance Removal Storage	3	\$85.00	\$255.00



Tampa Holiday Lights

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 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Qty.	Unit Price	Total
5A Materials -C9 along pergola on both sides	(150) C9 Warm White OptiCore LED Bulbs (\$225.00) Front facing roofline Light Clips (\$35.00) Extension Cords (\$40.00) Timers: (\$30.00)	0.6	\$330.00	\$198.00
5B Labor- Garland on-top of Longleaf sign	5B Delivery Installation Maintenance Removal Storage	3.5	\$85.00	\$297.50
5B Materials- Garland on-top of Longleaf sign	(2) 9' x 18" Sequoia Fir Prelit Commercial Garland, 100 Warm White LED Lights- (\$290.00) Extension Cords (\$60.00) Timers: (\$30.00)	0.6	\$380.00	\$228.00

A deposit of \$2,584.70 will be required to begin.

Total	\$5,169.40
-------	------------

Leasing (One year option)

3rd year working together- 50% due before work begins, 50% due after installation withing 1 month of completed project

This quote is valid for the next 30 days, after which values may be subject to change.

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
9/17/25-9/17/25	LONGLEAF CDD	
Billing Date	Sales Rep	Customer Account
9/17/2025	Jean Mitotes	TB107047
Total Amount Due	Invoice Number	
\$141.20	55765-091725	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
9/17/25	9/17/25	55765	Baylink Pasco , tampabay.com	Legal-CLS 2 col	REGULAR BOARD MEETING Affidavit Fee	2	1.00x61.00 L	\$139.20 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
9/17/25-9/17/25	LONGLEAF CDD	
Billing Date	Sales Rep	Customer Account
9/17/2025	Jean Mitotes	TB107047
Total Amount Due	Invoice Number	
\$141.20	55765-091725	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYAB E TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

LONGLEAF CDD
c/o INFRAMARK
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

55765

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter REGULAR BOARD MEETING was published in said newspaper by print in the issues of 09/17/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant _____

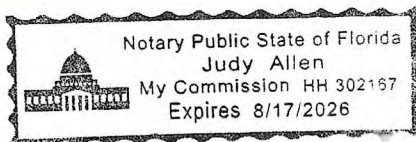
Sworn to and subscribed before me this 09/17/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____





**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2026 LONGLEAF 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 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.
April 28, 2026	6:00 p.m. (on a Tuesday) Budget Workshop
May 6, 2026	6:00 p.m.
June 3, 2026	6:00 p.m. Proposed Budget Approval
July 1, 2026	6:00 p.m.
August 5, 2026	6:00 p.m. Budget Adoption Hearing
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.

09/17/2025

55765



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: **310649**
Status: **Open**
Invoice Date: **8/20/2025**
Due Date: **9/04/2025**
Total Card: **\$1,253.53**
Total ACH: **\$1,235.00**

Service Date	Product/Service	Quantity	Unit Price CARD / ACH	Total CARD / ACH
	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	\$1,126.65 / \$1,110.00	\$1,126.65 / \$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 CARD / ACH	Total CARD / ACH
	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	\$126.88 / \$125.00	\$126.88 / \$125.00

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

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.

	Card	ACH
Subtotal:	\$1,253.53	\$1,235.00
Tax:	\$0.00	\$0.00
Invoice Amount:	\$1,253.53	\$1,235.00
Previous Payment(s):	\$0.00	
Amount Due (USD)	\$1,253.53	\$1,235.00



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: **12751**

Status: **Open**

Invoice Date: **9/20/2025**

Due Date: **10/05/2025**

Total: **\$1,235.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	3X WEEKLY COMMERCIAL POOL SERVICE			
	-CHEMICALS INCLUDED			
	-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			
		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
	WATER HEALTH. PRICE FOR 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!

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, JUNK REMOVAL, TREE TRIM, MINOR HANDYMAN, CHRISTMAS LIGHTS AND HOLIDAY LIGHTS, WE TAKE ANY APPLIANCES AND METALS FOR FREE.

7275348468

INVOICE

SEP 1, 2025

BILL TO: Longleaf CDD July Monthly Maintenance.

3141 Deland St New Port Richey Fl, 34655
727-247-5791

NUMBER: INV09012025

DATE: Sep 1, 2025

DUE DATE: Oct 1, 2025

Description	Quantity	Unit price	Amount
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



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

Invoice

ORDER #: 590292768

WORK DATE: 09/04/2025

BILL-TO 59023385

Longleaf C.D.D.
C/o Meritus
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: 09/04/2025 05:40:56 AM
Time Out: 09/04/2025 06:03:54 AM

Customer Signature

Key Account

After hours service.

Technician Signature

Don 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
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
NiBor-D.		64405-8	98.0000%	98.0000	Disodium Octaborate Tetrahydrate	2.0000 Ounce	0.1250 Pounds
Target Pests: Cockroaches							

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

Page 154

ORDER #: 590292768

WORK DATE: 09/04/2025

PEST ACTIVITY	# Areas	# Devices	Pest Totals
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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. **Refuse Collection Areas**
3. **Utility Areas**

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 #: 590293588

WORK DATE: 09/04/2025

BILL-TO 59023385

Longleaf C.D.D.
C/o Meritus
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: 09/04/2025 06:04:14 AM

Time Out: 09/04/2025 06:09:45 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	30.00
Subtotal				30.00
Tax				0.00
Total Due:				30.00

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	4.0000 Each	0.1764 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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Longleaf

Board Meeting Date: September 3, 2025

	Name	In Attendance Please X	Paid
1	Evalyn Oreto	☐	\$200
2	Veronica Johnson	☒	\$200
3	Lindsay Moore	☐	\$200
4	Jay Wijnmaalen	☐	\$200
5	Mike Ryan	☐	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria
District Manager Signature

9/3/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

INVOICE #	INVOICE DATE
992889	9/2/2025
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: October 2, 2025

Invoice Amount: \$21,265.00

Description	Current Amount
Monthly Landscape Maintenance September 2025	\$21,265.00

Monthly Landscape Base \$16,478.96

Addendum 2 \$ 4,456.00

Addendum 3 \$ 330.00

Excellence

Invoice Total \$21,265.00

IN COMMERCIAL LANDSCAPING

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



INVOICE

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	INVOICE #
9/3/2025	5931

Note: Arbor Park Estimate – This proposal includes a full-service cleanup of the existing garden beds to create a more polished and refreshed appearance, aligning with the vision shown in the provided renderings. All plant material featured in the renderings is included in this estimate. Please note that sod and irrigation are not included. Newly installed plants will require consistent watering, particularly during the first 90 days, to ensure healthy establishment and long-term success. While the renderings illustrate a mature landscape, the installed plants will be smaller at the time of planting and will grow into the design over time.

#	Item	Description	Qty	Unit Price	Ext. Price	Tax
1	8620	Landscape Removal & Bed Prep <i>Clean up existing garden beds - Community will be completing Clean Up</i>	1	0.00	0.00	
2	4098	Cardboard Palm 3G	7	18.00	126.00	
3	4053	White Fountain Grass * 3G	24	4.50	108.00	
4	7274	Viburnum * Walter's 'Densa' 3G	36	6.00	216.00	
5	8618	Installation Of Plant Material <i>Installation of 3G Material</i>	1	850.00	850.00	
6	7975	Crape Myrtle 3 Cane Std Muskogee Lavender 30G	3	125.00	375.00	
7	1873	Crape Myrtle Multi 'Natchez' White 30G	3	95.00	285.00	
8	5021	Elm * Drake 30G	2	145.00	290.00	
9	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	
10	4934	Limestone Boulder	8	100.00	800.00	

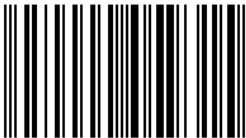
#	Item	Description	Qty	Unit Price	Ext. Price	Tax
11	8619	Per Yard Of Mulch: <i>Pine Bark Refresh - Top dress existing pine bark for a cleaner look.</i>	15	65.00	975.00	

Subtotal 5,505.00

Total \$ 5,505.00

Balance Due \$ 5,505.00

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.)



INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to
Inframark
Longleaf CDD
Attn: Jim Chambers
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3627
Terms: Due on receipt
Invoice date: 08/01/2025
Due date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"Amenity Center - Leaning Handicap Parking Sign Post" - Fixed leaning post	1	\$50.00	\$50.00
Total					\$50.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: July 2025

INVOICE#
157178
CUSTOMER ID
C2284
PO#

DATE
8/28/2025
NET TERMS
Due On Receipt
DUE DATE
8/28/2025

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	136	Ea	0.75		101.63
Subtotal					101.63

Subtotal	\$101.63
Tax	\$0.00
Total Due	\$101.63

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.

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.



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
09/17/2025	39043
Account	
Longleaf CDD	

Bill To:
Longleaf CDD Attn: Accounts Payable 3141 Deland St. New Port Richey, FL 34655 United States

Ship To
Longleaf CDD 3141 Deland St. New Port Richey, FL 34655 United States

Terms	Due Date	PO Number	Reference	
NET30	10/17/2025			

Service Request Number	703362			
Summary	Tennis and basketball court wont lock			
Billing Method	Actual Rates			
Detail	Thu 9/11/2025/12:38 PM UTC-04/ Aaron Selin (time)- I got everything swapped to the new altronix board Panel PWR Rex PWR Lock PWR Tested and confirmed everything is working Tue 9/9/2025/1:01 PM UTC-04/ Aaron Selin (time)- The Rosslare panel is no longer pushing power to the mags. I rebooted the panel a few times check the fuse for the power supply but it will not push Aux power anymore. With them being 2 outdoor Mag locks I recommend we install an altronix box for the Mag locks there's enough space in the aluminum can to fit the altronix box. Pictures sent to Justin and Clive via teams Tue 9/2/2025/2:24 PM UTC-04/ Josh Nielsen- Jim called in stating the Tennis and basketball courts are not locking Tue 9/2/2025/2:15 PM UTC-04/ Josh Nielsen (time)- - User is at the gates - Readers are reading just fine - Found an AC link that was disabled for the tennis court. Could be the problem - Enabled that but the tennis court stayed unlocked - Manually unlocked and locked the door but nothing happened - Routing the ticket to PS to investigate a physical issue with the locks			
Resolution				
Company Name	Longleaf CDD			
Contact Name	Jim Chambers			
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.50	100.00	\$50.00
Professional Services Technician	Travel	1.75	100.00	\$175.00
Professional Services Technician	Onsite - Business Hours	2.75	100.00	\$275.00
Total Services:				\$500.00

Products & Other Charges	Quantity	Price	Amount
Billable Products & Other Charges			
AL400ULACM: Altronix Proprietary Power Supply - Wall Mount - 110 V AC Input - 12 V DC @ 4 A, 24 V DC @ 3 A Output - 8 +12V Rails	1.00	\$384.01	\$384.01
Total Products & Other Charges:			\$384.01
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:		\$884.01
	Sales Tax:		\$0.00
	Invoice Total:		\$884.01
	Payments:		\$0.00
	Credits:		\$0.00
	Balance Due:		\$884.01

Invoice Time Detail

Invoice Number: 39043
Company: Longleaf CDD

Charge To: Longleaf CDD / Tennis and basketball court wont lock Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
09/02/2025	Nielsen, Josh	Service Ticket: 703362 Summary: Tennis and basketball court wont lock - User is at the gates - Readers are reading just fine - Found an AC link that was disabled for the tennis court. Could be the problem - Enabled that but the tennis court stayed unlocked - Manually unlocked and locked the door but nothing happened - Routing the ticket to PS to investigate a physical issue with the locks	Y	0.50	100.00	\$50.00
09/09/2025	Selin, Aaron	Service Ticket: 703362 Summary: Tennis and basketball court wont lock	Y	1.25	100.00	\$125.00
09/09/2025	Selin, Aaron	Service Ticket: 703362 Summary: Tennis and basketball court wont lock The Rosslare panel is no longer pushing power to the mags. I rebooted the panel a few times check the fuse for the power supply but it will not push Aux power anymore. With them being 2 outdoor Mag locks I recommend we install an altronix box for the Mag locks there's enough space in the aluminum can to fit the altronix box. Pictures sent to Justin and Clive via teams	Y	1.00	100.00	\$100.00
09/11/2025	Selin, Aaron	Service Ticket: 703362 Summary: Tennis and basketball court wont lock	Y	0.50	100.00	\$50.00
09/11/2025	Selin, Aaron	Service Ticket: 703362 Summary: Tennis and basketball court wont lock I got everything swapped to the new altronix board Panel PWR Rex PWR Lock PWR Tested and confirmed everything is working	Y	1.75	100.00	\$175.00

Subtotal: \$500.00

Invoice Time Total:	Billable Hours:	5.00
----------------------------	------------------------	-------------

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

INVOICE
#091925-1

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

Date: September 19, 2025

Replace Grates and Repair Skimmers

Contract amount	\$14,000
Change order	(\$ 700)
Revised Contract	\$13,300
 Work completed	 \$ 4,300

TOTAL DUE \$4,300

Change Order: Change grates from galvanized to painted



SWAG Party Rentals
14640 Black Lake Rd Odessa, FL, 33556
Phone: (813) 240-5474

Invoice: 49020789
Order Date: 7/17/2025

Event Location
Longleaf Social Events
Natalie Gutierrez Reiser
3141 Deland Street
New Port Richey, FL 34655
Cell: (727) 608-7924

Start Date: 8/2/2025 3:30pm
End Date: 8/2/2025 6:30pm
Delivery method: Inflatable Delivery and Setup
Surface:Grass - Allow Stakes
Is the event at a Park: Yes

Name		Qty	Total
 20ft Double Lane Paradise Palms Water Slide		1	\$375.00
Rentals subtotal			\$375.00
Sales Tax			Exempt 0% \$0.00
Total			\$375.00
Deposit Due			\$0.00
Amount Paid			\$0.00
Balance Due			\$375.00

Event Notes:Event start time 4pm

Contract and Terms

Information & Terms: A non-refundable deposit and an authorized signature on your proposal will reserve your activities and date. The balance is due on or before the date of the event prior to set-up. We reserve the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your event and maintain a safe environment.

Cancellation and Rain Policy: This contract, after signing, is a legal and binding contract. To cancel or reschedule, sufficient notice must be given - at least 48 hours prior to start of your event. Cancellation of event with less than 48 hour notice forfeits entire deposit. Cancellation after set-up has begun forfeits any refund. Postponement of event with at least 1-week notice may entitle you to use all or part of your deposit towards a timely rescheduled event at our discretion. Any rescheduled event is subject to availability of activities at the time of notification of postponement.

Hold Harmless Provision: Lessee recognizes and understands that use of Lessor equipment may involve inherently dangerous activities. Consequently, lessee agrees to indemnify and hold lessor harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Lessee hereby releases and holds harmless lessor from injuries or damages incurred as a result of the use of said equipment unless lessor is operating the equipment and is deemed by a court of law to be negligent in its actions. Lessor cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Lessee also agrees to indemnify and hold harmless lessor from any loss, damage, theft, or destruction of the equipment during the term of this contract and any extension thereof.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Lessor and the Lessee. No amendment, whether from previous or subsequent negotiations between the Lessee and the Lessor, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

ACKNOWLEDGEMENT OF RISK ACCEPTANCE OF RESPONSIBILITY, RELEASE OF LIABILITY

%initial%

Contract for All Equipment

SWAG Party Rentals

RENTAL CONTRACT

SECTION I: GENERAL PROVISIONS

Operation

1. I / We (print names) Natalie Gutierrez Reiser warrant and guarantee that I / We have the right of the owner of the property to use same for the equipment I have rented from SWAG Party Rentals.

2. I / We agree to provide a safe environment for the use of all items being rented and any attendant equipment by ensuring continuous supervision by competent adults. I / We agree to take full responsibility to follow the "rules of use" operation instructions and setup requirements and take all precautions to protect the equipment from damage and misuse, and to protect any anticipated user of any rented equipment or any person that may reasonably be in the immediate area of the rented equipment while in use.

3. I / We understand we may designate responsible attendants or operators provided that the following conditions are met:

- (1) Sufficient attendants must be present for all equipment and attractions.
- (2) Attendants must be 18 years or older.
- (3) Attendants must thoroughly understand the proper operation of the equipment, agree to the rules of use, and know its specific inherent hazards.
- (4) Attendants must be under direct supervision of renter or renting organizations' authorized agents and have immediate access to them.
- (5) Attendant must have command presence necessary to maintain order of their responsible area.
- (6) Attendants may only operate or supervise one piece of equipment at a time.
- (7) Attendants must not be under the influence of any drugs or alcohol.

I / We acknowledge that the designation of such attendants does not transfer liability.

Terms of Rental

4. I / We understand and acknowledge that the activity to be engaged in through the rental of an inflatable ride, interactive amusement device, dunk tank, carnival style games, activity equipment and/or any other items being rented, brings with it both known and unanticipated risks to myself, my guests, and to my invitees. Those risks include, but are not limited to falling, slipping, crashing, colliding, burning, cutting, broken bones, and could result in injuries to eyes, nose, mouth, or limbs, illness, disease, emotional distress, death and/or property damage to myself and/or my guest and invitees.

5. I / We understand and acknowledge that professional food concession equipment offered by SWAG Party Rentals may employ extremely hot cooking surfaces, scalding hot liquids, high speed rotating cutters, fast moving parts, high voltage electricity, powerful mechanical drives, open flames and other hazards. Improper use, proper use, or unforeseen mechanical failure may result in serious burns, cuts, loss of digits, loss of vision, broken bones, illness, disease, emotional distress, death and/or property damage to myself and/or my guests and invitees.

6. I / We agree to hold harmless and indemnify SWAG Party Rentals and their agents and representatives for damages or injury to persons and property resulting from the use and rental of equipment provided by SWAG Party Rentals. In the event SWAG Party Rentals should institute suit in court in connection with any disputed matter relative to this contract, or in the event a suit is brought against SWAG Party Rentals, arising out the use and rental of any equipment provided pursuant to this contract by SWAG Party Rentals, I / We shall be liable for all attorney fees and costs SWAG Party Rentals may reasonably incur.

7. I / We agree to have in effect a policy of liability insurance, which by its nature will afford coverage for the ongoing activities, equipment, or any other item provided by SWAG Party Rentals for any known or unanticipated injury or damage that may occur to any person or property.

8. I / We agree that in the event of an accident, we will cease operations immediately and contact SWAG Party Rentals promptly after any necessary emergency action is taken. SWAG Party Rentals can be contacted directly at 941-661-0890.

9. I / We understand that although SWAG Party Rentals carries a general liability insurance policy, I / We should in no way rely upon said insurance to provide any coverage for any accident or injury caused by the use of any SWAG Party Rentals rented equipment.

10. SWAG Party Rentals does not guarantee any equipment to be free of cosmetic, manufacturer's, nor other defect that may affect the safety or operation of the equipment.

11. I / We acknowledge that in the event any rental equipment is damaged or destroyed, I / We are liable for its repair or replacement cost.

Payment and Cancellation Policy

1. In order to hold a reservation, a deposit of \$50 is due to confirm reservation. If a cancellation occurs with 10 days of the scheduled Event date a \$50 cancellation charge will be charged to the payment method on file for orders under \$500. For orders over \$500 a cancellation charge of \$100 per unit will be applied to the card on file. IF PAYMENT IS MADE IN FULL WE WILL ONLY ISSUE A RAINCHECK. WE DO NOT PROCESS REFUNDS.

2. I / We agree to provide at least TEN days' notice to SWAG Party Rentals in the event of a cancellation of the planned activities. Failure to notify SWAG Party Rentals of cancellation may result in a cancellation fee.

3. In the event of rain and/or strong winds such that the equipment cannot be safely used, I / We may cancel delivery without penalty. For inclement weather cancellations, the deposit will either be returned or credited to a newly scheduled date, provided the desired equipment and dates are available.

4. SWAG Party Rentals retains the right at its discretion to not leave all or certain equipment at my / our premises due to space constraints, ground conditions, unsafe location or condition, inclement weather forecast, or any other reason which SWAG Party Rentals has the sole right to ascertain. If SWAG Party Rentals refuses delivery for any reason, SWAG Party Rentals will not be held liable for any damages.

Setup Requirements – General

1. Renter is responsible to ensure that sufficient grounded electrical outlets are available within 50-100 feet of each piece of equipment as applicable. Extension cords provided by SWAG Party Rentals may only power equipment. In the event of electrical failure, or unavailability of suitable power SWAG Party Rentals will adjust no refunds or credits. Renter will be required to supply water hose and water source for all water rentals. SWAG Party Rentals has generators available at an additional charge if electrical availability is a concern.
2. If at SWAG Party Rentals's sole discretion no suitable location can be found for any equipment, as outline herein, the equipment will not be used and there will be no refund.
3. I / We agree that if any provision of the user instructions or rules set forth herein by SWAG Party Rentals are not followed, the equipment, inflatable unit, attraction, concession equipment, dunk tank, game, or any other equipment provided by SWAG Party Rentals shall be rental shall be terminated absent refund.
4. I / We acknowledge that landscaping, yards, decorative lawn fixtures, or other related items may be damaged as a result of the use of any equipment SWAG Party Rentals provides pursuant to this contract.

SECTION II: INFLATABLE UNITS & ATTRACTIONS

In addition to all rules and provisions set forth here above, the following applies specifically to inflatable units and attractions.

Set-up Requirements / Inflatable and Attractions

1. Inflatable devices must be set up over a smooth, flat surface. The area must be clear of rocks, debris, animal waste, and other objects, which may interfere with the use of or damage SWAG Party Rentals equipment. The unit must have a minimum clearance of 5 feet on all sides at all times. Contact SWAG Party Rentals for overall dimensions of specific units. By signing this contract, you are releasing SWAG Party Rentals from any liability regarding any damage that may occur to water, sewer, drainage, gas lines, etc. You as customer/signer are responsible for instructing any representative of SWAG Party Rentals to any obstructions or buried lines in or around the set-up area. SWAG Party Rentals is in no way held liable for damage or repair.
2. If equipment must be placed on hard surfaces such as concrete, blacktop, or a gymnasium floor, SWAG Party Rentals must be notified in advance. This is to ensure proper availability of weights, surface padding and overall suitability. Additional charges may apply.
3. Equipment must be anchored prior to use. Anchors may not be moved or adjusted by anyone other than SWAG Party Rentals personnel. Equipment shall not be relocated during the activities unless prior notice is given to SWAG Party Rentals and its representatives are afforded an opportunity to move the equipment as deemed necessary and feasible.
4. Renter agrees to provide sufficient night lighting in the event the activities are held or continue into the evening hours. Set up time is approximately one half-hour prior to the time booked.
5. SWAG Party Rentals has sole discretion to ascertain whether location for the set-up is proper. If SWAG Party Rentals at his or her sole discretion ascertains that there is no neither safe nor proper location, nor proper operation, the item will not be used. There will be no refund.
6. Renter agrees that SWAG Party Rentals may have to deliver up to 48 hours to the event start date/time and SWAG Party Rentals may have to retrieve rented equipment up to 48 hours after the rental date and time. The renter/lessor is fully responsible for equipment until SWAG Party Rentals returns to pick up equipment.

Additional Rules of Use / Inflatable Units

1. An attendant 18 years of age or older is required at all times. Do not operate any equipment without a responsible attendant.
2. Attendants must read and understand all operation manuals and user instructions.
3. All users must be of similar size and strength. Follow bounce capacities posted with each unit. Inflatable slide, obstacle courses and similar large attractions are monitored by SWAG Party Rentals staff. Users must follow instructions of SWAG Party Rentals
4. All users must be physically able to participate in activities without assistance. Adults may not "carry" or otherwise assist toddlers or infants up climbing surfaces.
5. Remove shoes before entering.
6. Remove eyeglasses, contact lenses and any sharp objects. No necklaces, beads, pins, buckles, or jewelry.
7. The use of rafts, noodles or any other device, other than ones provided by SWAG Party Rentals, to assist riders in going down the slide is prohibited.
8. Do not climb netting or other containment surfaces.
9. Flips, wrestling, and horseplay are prohibited on and around the units.
10. Do not allow all users to run in the same direction to avoid tipping the bounce.
11. Do not allow users to come into contact with each other.
12. No face paints allowed in/on inflatables.
13. Persons who are physically impaired, injured, wearing casts, have heart conditions or are pregnant should not use inflatable amusements.
14. No use of any other type of soap, baby oil, lotion, fireworks, candy, food, soda or silly string on or around inflatables. (Silly string will melt the vinyl and cause serious damage). A \$150-\$500 per unit cleaning fee will be charged to the customer if the use of any of these types of items are found on or in the units. In the event that silly string is found on our around the unit the customer must be aware that the unit could be stained and need to be replaced. Repair and Replacement Cost of Unit with Silly String will be at customers expense.
15. Absolutely NO adults on Bounce House Combos or Bounce Houses for any reason. These units are specifically designed for children. No children over the age of 13. In the situation where it is found that the rules are not being followed or abused, SWAG Party Rentals reserves the right to pick up equipment immediately with NO refund due to the customer. If it is found that any bounce house is NOT being supervised according to the rules and guidelines listed in this contract, SWAG Party Rentals reserves the right to pick up equipment immediately with no refund due to the customer.
16. Use caution when sliding down any of the water slides. DO NOT JUMP from the top or bounce on the top of the slide platform. Always sit down and slide from the face forward position. DO NOT go down face first on your belly, DO NOT go down backwards. One person down the slide at a time, make sure one person is going up the stairs at a time.
17. A dry unit MUST stay dry. If it is found that you have used water on a unit that you rented dry there will be a \$50 cleaning charge immediately charged to your credit card on file.
18. Customer is aware that if a unit is left at a residence or location overnight, Renter/Organization is FULLY responsible for the unit until SWAG Party Rentals returns to pick up the unit. Renter/Organization is also responsible for any damages that might occur overnight by outside pets, vandals, etc.
19. ABSOLUTELY NO ANIMALS OF ANY KIND IN OR AROUND THE RENTED UNIT.
20. Any altercation to the water hose/ mister hose will result in an automatic charge of \$25 to credit card on file.

ACKNOWLEDGMENT AND AGREEMENT

I / We, Natalie Gutierrez Reiser, hereby acknowledge that we have read and fully understand SWAG Party Rentals rental contract pages 1-6; that we will abide by all its terms and conditions; and that we have read and understood all user instructions provided by SWAG Party Rentals. We fully understand the potential for unanticipated danger associated with use of all equipment provided by SWAG Party Rentals.

I / We have read and understand, and agree to abide by, all the terms of these contract pages 1-6 in the online contract. A paper contract can be requested or be found in your email receipt.

Lessor will:

1. Provide the necessary staff to facilitate your event and power cords to reach a minimum of 50ft.
2. Deliver, set-up, teardown, and operate all activities with/without volunteer staff.
3. Carry a liability insurance policy covering our services & equipment.

Lessee will:

1. Provide 0 110volt/20amp electric circuits and 10/12 gauge cords for distances over 50ft.
2. Provide any required entrance and parking passes.
3. Provide a minimum of 0 adult volunteer(s) to operate the activities.

THANK YOU FOR YOUR BUSINESS!

TERMS OF LEASE

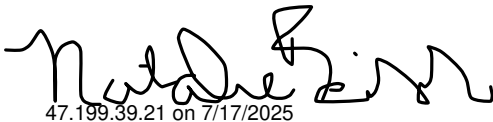
In addition to the terms below, and the operation guidelines on each rented item, the Lessee (customer) agrees to supervise the operation of any rented item and further agrees that if the item is damaged that he/she will reimburse [setting:company_name] for the full price to fix the damage and/or the full replacement value of the rented item. Before signing this contract, Lessee agrees that he/she has read the entire contract, has agreed to all terms and conditions herein, and has had all questions he/she may have answered to the Lessee's full satisfaction and understanding.

Delivery/Operation/Payments: To address specified by Lessee. Lessee grants [setting:company_name] and its employees/contractors, the right to enter said property for the delivery and return of the rented equipment at approximate times. All payments must be made at time of delivery. No refunds will be made after the equipment has been delivered. For jumpers, the lessee agrees to provide one electrical outlet rated at 115 volts with 20 amperes capacity per motor unit within 50 feet of each unit. No electrical cords are to be used. If the blower stops or the air pressure is low, **remove** all users immediately, and then check on the problem. Air tubes in the rear of the unit should be tied securely to the blower or tied off to prevent air from escaping. The electrical cord should be plugged into an outlet and be the only thing operating on that electrical circuit. Circuit breakers should also be checked. Customer is subject to an additional charge of \$20.00 for all service calls due to electricity.

General Rules for Safe Operation: Units must be operated over a smooth, compatible surface such as grass or hard top surface. The unit may NOT be operated on rough surfaces such as rocks, brick, glass, or any jagged objects. Unit cannot be moved by lessee after placed by [setting:company_name] employees/contractors. Unit MUST BE properly anchored prior to use. Unit will be anchored initially by [setting:company_name] employees/contractors and the anchors MUST NOT be removed during period of use. **Never** attempt to relocate, adjust or service a blower. **Never** use during high winds, gusty winds, thunderstorms or lightening. The unit can turn over in high winds, even if anchored, and this could result in severe injuries to the users. **Do not** resume use until adverse weather conditions have ceased. **Always** follow the manufacturers guidelines located on the unit itself.

Additional Safety Rules: Before entering the unit, have the users remove their shoes, eye glasses, belt buckles and any sharp objects. **Never** play, jump or enter a partially inflated/deflated unit. **Never** allow the users to climb or play on the outside or inside walls of the unit, columns, netting or roof of unit. **Always** follow the number of riders and rules posted on the unit itself. **Do not** plug or unplug the motor repeatedly as this will cause the unit to burn up and you will be responsible for any resulting damage. **Always** have an adult present, who has reviewed and understands both this contract and the rules posted on the unit itself, who can supervise the riders. **Never** allow the users to be unsupervised in or around the unit. **Never** allow more users than the maximum number of users per age group as described within this lease and on the unit itself. Never place a hose or water on or into the unit unless authorized by [setting:company_name]. **Do not** allow horseplay on, in, or around the unit. **Always** follow the directions for use on the unit itself. **Only** children of the same age group are to play on the unit at the same time.

I HAVE READ THIS CONTRACT AND AGREE & UNDERSTAND THE CONTENT.


47.199.39.21 on 7/17/2025

Signature

7/17/2025

Date

Natalie Reiser

Printed Name