



Longleaf Community Development District

January 7, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 290 819 216 420 7 PASSCODE: nW3EB7hk

DIAL IN BY PHONE
+1 646-838-1601, 222889968#

JOIN THE MEETING NOW

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
 Howard Neal, Field Services Director
 Lucas McDonald, District Accountant
 Melinda Gallo, Administrative Assistant

MEETING AGENDA

Wednesday, January 7, 2026 – 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. District Accountant
 1. Review of Operation Expenditures and Maintenance for November 2025 P. 3
 2. Discussion of Loan Repayment
 - B. Field Inspection Report P. 87
 1. Review of Common Area Tree Maintenance P. 88
 2. Consideration of Omega Tree and Nursery Tree Raising Proposal P. 94
 - C. Yellowstone Landscape Report
 1. Consideration of Irrigation Repair P. 97
 - D. Aquatic Weed Control Lake and Wetlands Report
 1. Review of Aquatic Weed Control Treatment Report P. 99
 - E. Consideration of Trinity Pressure Washing Proposal P. 100
 - F. District Engineer
 - G. District Counsel
 - H. On-site Manager
 - I. District Manager
- 6. Business Items**
 - A. Consideration of Resolution 2026-03; General Election 2026 P. 101
- 7. Business Administration**
 - A. Consideration of Minutes from the Meeting held December 3, 2025 P. 103
- 8. Supervisors' Requests or Comments**
- 9. Audience Comments – *Limited to three (3) minutes***
- 10. Adjournment**

The next meeting is scheduled for Wednesday, February 4, 2026, at 6:00 p.m.

District Office:

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

Meeting Location:

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

November 2025 Meeting

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
COASTAL WASTE & RECYCLING INC ACH	11/1/2025	SW0001229414	\$10,435.95			GARBAGE 11/01/2025-11/30/2025
ELECTRO SANITATION SERVICES	11/4/2025	INV-000148	\$566.99			9 CLEANING VISITS /PAPER TOWELS
FRONTIER COMMUNICATIONS ACH	10/19/2025	101925-1055 ACH	\$162.33			PHONE
FRONTIER COMMUNICATIONS ACH	11/1/2025	110125-18-5 ACH	\$135.98		\$298.31	INTERNET AND WIFI NOV2025
INFRAMARK LLC	11/11/2025	163534	\$1,931.25			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163534	\$772.50			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163534	\$2,231.67			DISTRICT INVOICE
INFRAMARK LLC	11/11/2025	163534	\$6,475.00	\$11,410.42	\$11,410.42	DISTRICT INVOICE
TRIANGLE POOL SERVICE	11/20/2025	577990751	\$1,235.00			POOL SERVICE November 2025
TRINITY PRESSURE WASHING & PROPERTY MAINT.	11/3/2025	INV11032025	\$600.00			JANITORAL SERVICES NOV 2025
TRINITY PRESSURE WASHING & PROPERTY MAINT.	10/1/2025	INV10/01/2025	\$325.00		\$925.00	JANITORAL SERVICES OCT 25
TRULY NOLEN BRANCH 059	11/7/2025	590298446	\$30.00			PEST CONTROL
TRULY NOLEN BRANCH 059	11/7/2025	110725-3385	\$78.00		\$108.00	PEST CONTROL
YELLOWSTONE LANDSCAPE	10/28/2025	1019354	\$756.50			9/25- Irrigation Inspection
YELLOWSTONE LANDSCAPE	11/1/2025	1030166	\$21,265.00		\$22,021.50	LANDSCAPE MAINT
Monthly Contract Subtotal			\$47,001.17			
Variable Contract						
STRALEY ROBIN VERICKER	11/20/2025	27506	\$366.00			LEGAL THROUGH 10/31/2025
Variable Contract Subtotal			\$366.00			
Utilities						
DUKE ENERGY ACH	11/7/2025	110725-9450 ACH	\$5,392.30			ELECTRIC - 09/24-10/29/25
PARKING LOT SERVICES	9/24/2025	13700	\$71,560.00			PARKING LOT REPAVEMENT
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364436 ACH	\$5.05			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364430 ACH	\$20.20			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364437 ACH	\$68.68			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364420 ACH	\$16.16			SVC PRD 09/23/25-10/23/25

November 2025 Meeting

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364419 ACH	\$63.63			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364418 ACH	\$42.42			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364414 ACH	\$3.03			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364413 ACH	\$34.34			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364412 ACH	\$14.14			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364410 ACH	\$27.27			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364416 ACH	\$144.43			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364417 ACH	\$147.46			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364440 ACH	\$18.18			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364438 ACH	\$31.31			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364425	\$57.57			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364434 ACH	\$15.15			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364433 ACH	\$22.22			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364432 ACH	\$45.45			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364431 ACH	\$3.03			SVC PRD 09/23/25-10/23/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23364428 ACH	\$6.06		\$785.78	SVC PRD 09/23/25-10/23/25
Utilities Subtotal			\$77,738.08			
Regular Services						
CITY OF CLEARWATER ACH	11/5/2025	110525-1635 ACH	\$1,673.37			NATURAL GAS 10/15/2025-11/13/2025
DISCLOSURE SERVICES, LLC.	3/18/2025	8	\$2,000.00			FY25 DS Assments
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/30/2025	1545	\$5,000.00			Year 2026 Continuing Disclosures
EVALYN F ORETO	11/5/2025	EO-110525	\$200.00			BOARD 11/05/25
LINDSAY MOORE	11/5/2025	LM-110525	\$200.00			BOARD 11/05/25
MICHAEL F. RYAN	11/5/2025	MR-110525	\$200.00			BOARD 11/05/25
PASCO COUNTY UTILITIES SERVICE ACH	11/7/2025	23366026 ACH	\$1,132.73			RECLAIMED WATER 09/23/2025-10/23/2025
PASCO SHERIFF'S OFFICE	11/3/2025	I-202510-12074	\$1,920.00			10/3/25-10/31/25- SECURITY PATROL
RHONDA HARDY	10/1/2025	12142511DH	\$400.00			SATA FOR CHRISTMAS
STEVE BURDI	9/17/2025	091725	\$110.00			REIMBB
VERONICA JOHNSON	11/5/2025	VJ-110525	\$200.00			BOARD 11/05/25

November 2025 Meeting

LONGLEAF CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services Subtotal			\$13,036.10			
Additional Services						
BGE, INC.	11/3/2025	32720	\$2,965.37			ENGINEERING SERV
CANTERBURY FARMS WHOLESALE NURSERY INC	11/7/2025	6968	\$1,775.75			TREE REPLACEMENT FOR POOL & KIDS PLAY AREA
KUTAK ROCK LLP	11/21/2025	3657646	\$96.00			PROFESSIONAL SERVIES 08/15/2025
MHD COMMUNICATIONS	10/28/2025	39449	\$300.00			pool access card reader beeping randomly
Additional Services Subtotal			\$5,137.12			
Miscellaneous						
VOID	11/4/2025	VOID VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$143,278.48			

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.	SW0001229414
CUSTOMER NO.	16951
DATE	11/1/25
CUSTOMER PO NO.	
SITE	0001
DUE DATE	12/1/25
INVOICE TOTAL	\$10,435.95

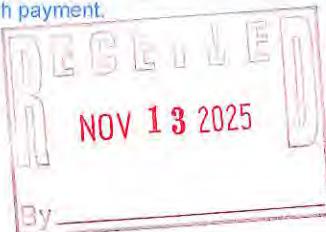
Phone: 954-947-4000 • Web: www.coastalwasteinc.com

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				
11/1/25	MONTHLY - WASTE COLLECTION 11/1/2025 - 11/30/2025		10,432.00	1.00	10,432.00
11/1/25	ADMIN FEE - MONTHLY 11/1/2025 - 11/30/2025		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	0.00	0.00	0.00	10435.95	TOTAL DUE	\$10,435.95

Please return this portion with payment.



Invoices can be paid via Credit Card or ACH.

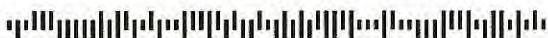
To view invoices online and manage payments on your account, visit our website, www.coastalwasteinc.com, to sign up for online bill pay. To have invoices emailed to you, please return an email address with this payment.

Billing email: _____

Company Code SW Customer No. 16951 Site No. 0001

Invoice No. SW0001229414 INVOICE TOTAL \$10,435.95

Please Remit Payment to Address Below



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

3435 1 MB 0.672 12/212 004392 0001:0002

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



0025756SW0169510001SW000122941400010435955



INVOICE

INV-000148

Balance Due
\$566.99

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

Invoice Date : 04 Nov 2025

Terms : Due on Receipt

Longleaf CDD C/O Lisa Castoria Due Date : 04 Nov 2025

#	Description	Qty	Rate	Amount
1	Dust Mop Replacement	1.00	26.99	26.99
2	9 visits @ \$60 each 10/1-10/31	1.00	540.00	540.00
				Sub Total
				566.99
				Total
				\$566.99
				Balance Due
				\$566.99

We appreciate your business!



FRONTIER

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

PIN:
5757

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

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Hi LONGLEAF CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance		\$152.07
Payment received by Oct 19, thank you		-\$152.07

Service summary

	Previous month	Current month
Bundle	\$147.68	+\$157.68
Taxes and Fees	\$4.39	+\$4.65
Total services	\$152.07	\$162.33
Total balance		\$162.33

Total balance

\$162.33

Auto Pay is scheduled
Nov 12



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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 19 10212025 NNNNNNNN 01 993547

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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

1070097278369777070105000000000000000162335



FRONTIER

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

PIN:
5757

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

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WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
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/ctnetx-privacy.



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

Billing Date:
Oct 19, 2025

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PIN:
5757

Billing Period:
Oct 19 - Nov 18, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

10.19-11.18	FiberOptic Internet 500 Static IP	\$140.98
	Federal Subscriber Line Charge - Centrex	\$9.20
	Frontier Roadwork Recovery Surcharge	\$4.50
	Access Recovery Charge Multi Line - Centrex	\$3.00

Bundle Total	\$157.68
---------------------	-----------------

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 \$21.35 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.

NOTICE OF RATE INCREASE...

Taxes and Fees

Federal USF Recovery Charge	\$4.65
Federal Taxes	\$4.65

Taxes and Fees Total	\$4.65
-----------------------------	---------------

Beginning with this bill, your FiberOptic Internet service has increased by \$10.00 per month, per line. Questions? Please contact customer service.

Total current month charges

\$162.33

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com





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

PIN:
5757

Billing Date:
Oct 19, 2025

Billing Period:
Oct 19 - Nov 18, 2025

727-836-9777

88/KQXA/839242/ /VZFL





LONGLEAF CDD COURTS Account Number:
727-375-5530-060418-5

PIN:
9839

Billing Date:
Nov 01, 2025

Billing Period:
Nov 01 - Nov 30, 2025

Hi LONGLEAF CDD COURTS,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

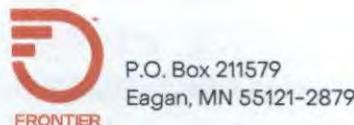
Bill history

Previous balance		\$135.98
Payment received by Nov 01, thank you		-\$135.98
Service summary	Previous month	Current month
 Bundle	\$135.98	\$135.98
Total services	\$135.98	\$135.98
Total balance		\$135.98

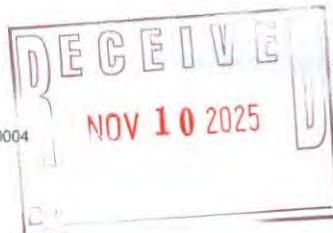
Total balance
\$135.98
Auto Pay is scheduled
Nov 25

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Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



6790 0107 DY RP 01 11032025 NNNNNNNN 01 000661 0004



You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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



LONGLEAF CDD COURTS

Account Number:

727-375-5530-060418-5

Billing Date:

Nov 01, 2025

PIN:

9839

Billing Period:

Nov 01 - Nov 30, 2025

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Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

11.01-11.30	FiberOptic Internet 25/25 Static	\$135.98
Bundle Total		\$135.98
Total current month charges		\$135.98

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

PIN:
9839

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Billing Date:
Nov 01, 2025

Billing Period:
Nov 01 - Nov 30, 2025





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
163534

DATE
11/11/2025

CUSTOMER ID
C2284

NET TERMS
Due On Receipt

PO#

DUE DATE
11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,931.25		1,931.25
Administration	1	Ea	772.50		772.50
District Management	1	Ea	2,231.67		2,231.67
On-site Services	1	Ea	6,475.00		6,475.00
Subtotal					11,410.42

Subtotal	\$11,410.42
Tax	\$0.00
Total Due	\$11,410.42

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

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: **577990751**
 Status: **Open**
 Invoice Date: **11/20/2025**
 Due Date: **12/05/2025**
 Total: **\$1,235.00**

Service Date	Product/Service	Quantity	Unit Price	Total
	<p>3X WEEKLY COMMERCIAL POOL SERVICE</p> <p>-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</p>	1.00	\$1,110.00	\$1,110.00



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

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



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

NOV 3, 2025

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

NUMBER: INV11032025
DATE: Nov 3, 2025
DUE DATE: Nov 3, 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



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

JGONZ4964@AOL.COM

INVOICE

OCT 1, 2025

BILL TO: Longleaf CDD Pressure Washing And Misc Work

NUMBER: INV10/01/2025

DATE: Oct 1, 2025

DUE DATE: On receipt

Description	Quantity	Unit price	Amount
OCTOBER 6, 2025 CLEANED SIGN AT FERTILITY PARK AND CUT OFF BACK THAT WAS PEELING OFF, ALSO TOOK SIGNS OFF TWO POST ON BUFFET STREET NEXT TO POND AND CLEANED POST FROM GREEN ALGAE.	1	\$50.00	\$50.00
OCTOBER 21,2025 REINSTATED TRASH CAN AT TENNIS COURTS.	1	\$75.00	\$75.00
NOVEMBER 4, 2025 CUT DEAD TREE IN FRONT OF 3511 ALBRITTON ST AND HAULED EVERYTHING AWAY.	1	\$200.00	\$200.00
	SUBTOTAL:		\$325.00
	TOTAL:		\$325.00
	PAID:		\$0.00
Payment instructions Check Venmo Zelle Cash		BALANCE DUE	\$325.00



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

Invoice

Page 20

INVOICE #: 590298446

WORK DATE: 11/07/2025

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: 11/07/2025 06:06:00 AM
Time Out: 11/07/2025 06:17:00 AM

Customer Signature

Exterior bait stations

Serviced exterior rodent bait stations only.

Technician Signature

Daniel 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 all exterior rodent bait stations.

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

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Final All-Weather Blox.	12455-89		0.0050%	n/a	Brodifacoum	6.0000 Each	0.2646 Pounds
Target Pests:	Rodents						

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

DEVICE INSPECTION SUMMARY

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



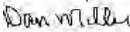
Truly Nolen Branch 059
4842 N Florida Ave, 2nd Floor
Tampa, FL 33603
813-232-3237

Invoice

Page 21

ORDER #: 590297644

WORK DATE: 11/07/2025

BILL-TO	59023385	LOCATION	59023385	Time In:	11/07/2025 05:45:03 AM
				Time Out:	11/07/2025 06:06:01 AM
				Customer Signature	
					
Longleaf C.D.D. C/o Meritus 2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008				After hours service.	
Phone:	813-397-5120	Phone:	727-846-3689	Technician Signature	
		Mobile:	727-846-3689		
				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 all interior areas for insect pests including lobby, kitchen, bathrooms and common areas. Treated exterior perimeter including windows and doors.

CONDITIONS / OBSERVATIONS Reported Severity Responsibility Reviewed

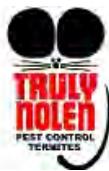
None Noted.

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
CrossCheck PL Granular.	279-3168-10404		0.2000%	0.2000	Bifenthrin	2.0000 Pounds	2.0000 Pounds
Target Pests:	Ants						
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

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

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ORDER #: 590297644

WORK DATE: 11/07/2025

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Target Pests:	Cockroaches						

PEST ACTIVITY # Areas # Devices Pest Totals

None Noted.

DEVICE INSPECTION SUMMARY

PEST RED ZONE

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

PEST YELLOW ZONE

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

PEST GREEN ZONE

1. Driveway & Walkway Edges
2. Refuse Collection Areas
3. Utility Areas
4. Dense Shrubbery

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.

**Bill To:**

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

Property Name: Longleaf CDD

Address: 3141 Deland St
New Port Richey, FL 34655

INVOICE

INVOICE #	INVOICE DATE
1019354	10/28/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 27, 2025

Invoice Amount: \$756.50

Description	Current Amount
Irrigation Inspection made on 9/25/25	
Irrigation Repairs	\$756.50

Excellence
Invoice Total \$756.50

IN COMMERCIAL LANDSCAPING

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

Perez, Juan Basilio

From: Mendoza, Seth
Sent: Tuesday, October 14, 2025 1:45 PM
To: Perez, Juan Basilio
Subject: Fwd: irrigation work

Sent from my iPhone

Seth Mendoza
Account Manager



30319 Commerce Drive, San Antonio, FL 33576

 semendoza@yellowstonelandscape.com

Begin forwarded message:

From: "Chambers, James" <james.chambers@inframark.com>
Date: October 14, 2025 at 12:11:36 PM EDT
To: "Jackson, Heather" <hjackson@inframark.com>, "Mendoza, Seth" <semendoza@yellowstonelandscape.com>
Subject: RE: irrigation work

Seth,

Heather Approved these repairs.

James Chambers
 Longleaf Park Director
 727-846-3689
 James.Chambers@inframark.com

From: Jackson, Heather <hjackson@inframark.com>
Sent: Monday, October 13, 2025 11:30 AM
To: Chambers, James <james.chambers@inframark.com>
Subject: RE: irrigation work

Hi Jim,

Do we need to put this on the agenda for next month? Or is this something Fran would like to approve prior for the irrigation and then ratify at the next meeting.

Thank you,

Heather Jackson | District Manager



313 Campus Street Celebration, FL 34747
Email: Hjackson@inframark.com
(M) (656) 258-5166 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".

 **Go Green: Please do not print this e-mail unless you really need to!**

From: Chambers, James <james.chambers@inframark.com>
Sent: Monday, October 13, 2025 10:45 AM
To: Jackson, Heather <hjackson@inframark.com>
Subject: FW: irrigation work

Heather,
 I responded to Seth and gave him your email.

James Chambers
 Longleaf Park Director
 727-846-3689
James.Chambers@inframark.com

From: Mendoza, Seth <semendoza@yellowstonelandscape.com>
Sent: Monday, October 13, 2025 10:18 AM
To: Chambers, James <james.chambers@inframark.com>
Subject: irrigation work

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good morning Jim.

I do not have heathers email so if you could get this link where it needs to go that would be amazing. Its last months inspection report.

Also did we find out anything on the pond bank erosion?

https://files.tapigo.com/e761c930-ee33-4238-a1ff-11a572c4939a/proposal/d790b53f-2432-4133-a333-852130c4b0f7/66bedf57-d5ee-46d7-91d1-7a33b7285f6f/Longleaf_CDD.html



semendoza@yellowstonelandscape.com



YELLOWST
LANDSCA

Visit Us Onli

**Bill To:**

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

Property Name: Longleaf CDD

Address: 3141 Deland St
New Port Richey, FL 34655

INVOICE

INVOICE #	INVOICE DATE
1030166	11/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: December 1, 2025

Invoice Amount: \$21,265.00

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$21,265.00
Monthly Landscape Base	\$16,478.96
Addendum 2	\$ 4,456.00
Addendum 3	\$ 330.00
	Invoice Total
	\$21,265.00

IN COMMERCIAL LANDSCAPING

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

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

November 20, 2025
 Client: 001030
 Matter: 000001
 Invoice #: 27506

Page: 1

RE: General Matters

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/10/2025	VKB	REVIEW AND REPLY TO EMAILS FROM A. MONTAGNA RE: REQUEST FROM COUNTY FOR CDD TO SIGN JOINDER AGREEMENT WITH RESPECT TO NEIGHBORHOOD 4 DEVELOPMENT.	0.6	\$183.00
10/14/2025	VKB	REVIEW AND REPLY TO EMAIL FROM H. JACKSON RE: RESIDENT IMPROPERLY OCCUPYING 2 PARKING SPACES AND PARKING IN FRONT OF FIRE HYDRANT; DRAFT LETTER RE: SAME.	0.6	\$183.00
Total Professional Services			1.2	\$366.00

November 20, 2025
Client: 001030
Matter: 000001
Invoice #: 27506

Page: 2

Total Services	\$366.00
Total Disbursements	\$0.00
Total Current Charges	\$366.00
Previous Balance	\$518.50
<i>Less Payments</i>	<i>(\$518.50)</i>
PAY THIS AMOUNT	\$366.00

Please Include Invoice Number on all Correspondence



duke-energy.com
877.372.8477

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Page 1 of 13

Your Summary Bill

LONGLEAF COMM DEV DIST

Bill date Nov 7, 2025

For service Sep 24 - Oct 29

36 days

Billing summary

Previous Amount Due	\$5,533.17
<i>Payment Received</i>	-5,478.92
Current Electric Charges	2,376.64
Current Lighting Charges	3,031.50
Other Charges and Credits	-144.25
Taxes	74.16
Total Amount Due Dec 03	\$5,392.30

Collective account number **9300 0000 9450**

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

Billing summary by account

Account Number	Service Address	Totals
910089681448	0 PALLADIO DR NEW PORT RICHEY FL 34655	61.93
910089676524	10508 FENCELINE RD NEW PORT RICHEY FL 34655	30.80
910089671016	10411 MOUNT DORA ST NEW PORT RICHEY FL 34655	84.68
910089660162	3136 DELAND ST NEW PORT RICHEY FL 34655	34.68
910089652899	10141 MIZNER ST NEW PORT RICHEY FL 34655	59.93

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

Late payments are subject to a 1.0% late charge.

Amount of automatic draft

\$5,392.30
by Dec 3

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

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

88930000009450000660000005425000053380500005392301



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
910089638130	10728 DOC BRITTLE ST NEW PORT RICHEY FL 34655	30.80
910089637064	3631 LONZALO WAY NEW PORT RICHEY FL 34655	30.80
910089628039	0 PALLADIO DR NEW PORT RICHEY FL 34655	32.83
910089586581	3741 ZACHARY ST NEW PORT RICHEY FL 34655	78.16
910089571427	3135 TOWN AVE NEW PORT RICHEY FL 34655	86.69
910089557221	3733 WIREGRASS RD NEW PORT RICHEY FL 34655	71.30
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	72.29
910089523487	3523 TOWN AVE NEW PORT RICHEY FL 34655	42.54
910089501548	3549 LONZALO WAY NEW PORT RICHEY FL 34655	30.80
910089499187	10227 GALLERY ST NEW PORT RICHEY FL 34655	73.64
910089494281	13134 BALCONY ST NEW PORT RICHEY FL 34655	44.53
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	347.71
910089436356	10122 HEMINGWAY ST NEW PORT RICHEY FL 34655	53.40
910089435587	3141 DELAND ST NEW PORT RICHEY FL 34655	939.56



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877.372.8477

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Account number 9300 0000 9450

Account Number	Service Address	Totals
910089430417	3538 TOWN AVE NEW PORT RICHEY FL 34655	46.04
910089419868	10352 NICKLAUS DR NEW PORT RICHEY FL 34655	64.44
910089401446	3215 TOWN AVE NEW PORT RICHEY FL 34655	39.86
910089397182	3218 TOWN AVE NEW PORT RICHEY FL 34655	31.98
910089395825	3232 TOWN AVE NEW PORT RICHEY FL 34655	58.09
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	62.78
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	2,604.84
	Total Charges	\$5,392.30



Billing details

Account Information	Billing Details			Amounts
910089681448 LONGLEAF COMM DEV DIST 0 PALLADIO DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4483915 Bill Period: Sep 27 - Oct 29 Present Read: 13445 Previous Read: 13181 Billed Usage: 264 Billed kWh 264.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 32.14 10.36 0.51	\$60.33
		Regulatory Assessment Fee Gross Receipts Tax	0.05 1.55	\$1.60
			Total	\$61.93
910089676524 LONGLEAF COMM DEV DIST 10508 FENCELINE RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 911721 Bill Period: Sep 27 - Oct 29 Present Read: 2535 Previous Read: 2486 Billed Usage: 49 Billed kWh 49.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 5.96 1.92 0.10 4.70	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089671016 LONGLEAF COMM DEV DIST 10411 MOUNT DORA ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 8030482 Bill Period: Sep 27 - Oct 29 Present Read: 18179 Previous Read: 17779 Billed Usage: 400 Billed kWh 400.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 48.69 15.70 0.78	\$82.49
		Regulatory Assessment Fee Gross Receipts Tax	0.07 2.12	\$2.19
			Total	\$84.68
910089660162 LONGLEAF COMM DEV DIST 3136 DELAND ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 1285879 Bill Period: Sep 27 - Oct 29 Present Read: 7773 Previous Read: 7672 Billed Usage: 101 Billed kWh 101.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 12.30 3.96 0.20	\$33.78
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.87	\$0.90
			Total	\$34.68
910089652899 LONGLEAF COMM DEV DIST 10141 MIZNER ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 8037613 Bill Period: Sep 27 - Oct 29	Customer Charge Energy Charge Fuel Charge	17.32 30.68 9.89	\$58.38



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read: 15711 Previous Read: 15459 Billed Usage: 252 Billed kWh 252.000	Asset Securitization Charge	0.49	
		Regulatory Assessment Fee	0.05	\$1.55
		Gross Receipts Tax	1.50	
			Total	\$59.93
910089638130 LONGLEAF COMM DEV DIST 10728 DOC BRITTLE ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4486720 Bill Period: Sep 27 - Oct 29 Present Read: 794 Previous Read: 779 Billed Usage: 15 Billed kWh 15.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 1.81 0.59 0.03 10.25	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089637064 LONGLEAF COMM DEV DIST 3631 LONZALO WAY NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 915335 Bill Period: Sep 27 - Oct 29 Present Read: 151 Previous Read: 148 Billed Usage: 3 Billed kWh 3.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 0.36 0.12 0.01 12.19	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089628039 LONGLEAF COMM DEV DIST 0 PALLADIO DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4490138 Bill Period: Sep 27 - Oct 29 Present Read: 4179 Previous Read: 4089 Billed Usage: 90 Billed kWh 90.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 10.96 3.53 0.17	\$31.98
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.82	\$0.85
			Total	\$32.83
910089586581 LONGLEAF COMM DEV DIST 3741 ZACHARY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 8036859 Bill Period: Sep 27 - Oct 29 Present Read: 23269 Previous Read: 22908 Billed Usage: 361 Billed kWh 361.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 43.95 14.17 0.70	\$76.14



Billing details - continued

Account Information	Billing Details			Amounts
		Regulatory Assessment Fee	0.07	
		Gross Receipts Tax	1.95	\$2.02
			Total	\$78.16
910089571427 LONGLEAF COMM DEV DIST 3135 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4490716 Bill Period: Sep 27 - Oct 29 Present Read: 17390 Previous Read: 16978 Billed Usage: 412 Billed kWh 412.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 50.16 16.17 0.80	\$84.45
		Regulatory Assessment Fee Gross Receipts Tax	0.07 2.17	\$2.24
			Total	\$86.69
910089557221 LONGLEAF COMM DEV DIST 3733 WIREGRASS RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4492422 Bill Period: Sep 27 - Oct 29 Present Read: 15815 Previous Read: 15495 Billed Usage: 320 Billed kWh 320.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 38.96 12.56 0.62	\$69.46
		Regulatory Assessment Fee Gross Receipts Tax	0.06 1.78	\$1.84
			Total	\$71.30
910089547170 LONGLEAF COMM DEV DIST 3137 DELAND ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4493800 Bill Period: Sep 27 - Oct 29 Present Read: 1614 Previous Read: 1592 Billed Usage: 22 Billed kWh 22.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 2.68 0.86 0.04 9.10	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089533330 LONGLEAF COMM DEV DIST 3601 WIREGRASS RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 915941 Bill Period: Sep 27 - Oct 29 Present Read: 148 Previous Read: 128 Billed Usage: 20 Billed kWh 20.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 2.45 0.79 0.04 9.40	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80



Billing details - continued

Account Information	Billing Details			Amounts
910089525091 LONGLEAF COMM DEV DIST 3626 BUFFETT ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 7888979 Bill Period: Sep 27 - Oct 29 Present Read: 16174 Previous Read: 15848 Billed Usage: 326 Billed kWh 326.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 39.67 12.80 0.63	\$70.42
		Regulatory Assessment Fee Gross Receipts Tax	0.06 1.81	\$1.87
			Total	\$72.29
910089523487 LONGLEAF COMM DEV DIST 3523 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4483215 Bill Period: Sep 27 - Oct 29 Present Read: 8065 Previous Read: 7917 Billed Usage: 148 Billed kWh 148.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 18.02 5.81 0.29	\$41.44
		Regulatory Assessment Fee Gross Receipts Tax	0.04 1.06	\$1.10
			Total	\$42.54
910089501548 LONGLEAF COMM DEV DIST 3549 LONZALO WAY NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4487401 Bill Period: Sep 27 - Oct 29 Present Read: 194 Previous Read: 191 Billed Usage: 3 Billed kWh 3.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 0.36 0.12 0.01 12.19	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089499187 LONGLEAF COMM DEV DIST 10227 GALLERY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 3576900 Bill Period: Sep 27 - Oct 29 Present Read: 31258 Previous Read: 30924 Billed Usage: 334 Billed kWh 334.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 40.66 13.11 0.65	\$71.74
		Regulatory Assessment Fee Gross Receipts Tax	0.06 1.84	\$1.90
			Total	\$73.64
910089494281 LONGLEAF COMM DEV DIST 13134 BALCONY ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 8037626 Bill Period: Sep 27 - Oct 29	Customer Charge Energy Charge Fuel Charge	17.32 19.47 6.28	\$43.38



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read: 7367 Previous Read: 7207 Billed Usage: 160 Billed kWh 160.000	Asset Securitization Charge 0.31		
		Regulatory Assessment Fee 0.04 Gross Receipts Tax 1.11		\$1.15
			Total	\$44.53
910089483816 LONGLEAF COMM DEV DIST 10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4513181 Bill Period: Sep 27 - Oct 29 Present Read: 3104 Previous Read: 3067 Billed Usage: 37 Billed kWh 37.000	Customer Charge 17.32 Energy Charge 4.51 Fuel Charge 1.45 Asset Securitization Charge 0.07 Minimum Bill Adjustment 6.65		\$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		\$0.80
			Total	\$30.80
910089447763 LONGLEAF COMM DEV DIST 3438 COWART ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4484385 Bill Period: Sep 27 - Oct 29 Present Read: 1286 Previous Read: 1255 Billed Usage: 31 Billed kWh 31.000	Customer Charge 17.32 Energy Charge 3.78 Fuel Charge 1.22 Asset Securitization Charge 0.06 Minimum Bill Adjustment 7.62		\$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		\$0.80
			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) Bill Period: Sep 24 - Oct 24 50 MICRO II 3K UG 34 50W LED RW GRY 17 MICRO III 3K OH SV RW 16000 910	Customer Charge 1.86 Energy Charge 65.18 Fuel Charge 36.80 Asset Securitization Charge 0.60 SV RW 16000 66.22 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		\$344.73
		Regulatory Assessment Fee 0.30 Gross Receipts Tax 2.68		\$2.98
			Total	\$347.71
910089436356	General Service Non-Demand Sec (GS-1)	Customer Charge 17.32		\$52.02



Billing details - continued

Account Information	Billing Details			Amounts
LONGLEAF COMM DEV DIST 10122 HEMINGWAY ST NEW PORT RICHEY FL 34655	Meter Number: 3618230 Bill Period: Sep 27 - Oct 29 Present Read: 14297 Previous Read: 14084 Billed Usage: 213 Billed kWh 213.000	Energy Charge Fuel Charge Asset Securitization Charge	25.93 8.36 0.41	
		Regulatory Assessment Fee Gross Receipts Tax	0.05 1.33	\$1.38
			Total	\$53.40
910089435587 LONGLEAF COMM DEV DIST 3141 DELAND ST NEW PORT RICHEY FL 34655	General Service Demand Sec (GSD-1) Meter Number: 1046629 Bill Period: Sep 24 - Oct 24 Billed kWh 7,330.650 Billed Demand kW 17.404 Load Factor 56.61	Customer Charge Energy Charge Fuel Charge Demand Charge Asset Securitization Charge	17.85 393.66 287.73 202.76 13.27	\$915.27
		Regulatory Assessment Fee Gross Receipts Tax	0.80 23.49	\$24.29
			Total	\$939.56
910089430417 LONGLEAF COMM DEV DIST 3538 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4483213 Bill Period: Sep 27 - Oct 29 Present Read: 10462 Previous Read: 10293 Billed Usage: 169 Billed kWh 169.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 20.57 6.63 0.33	\$44.85
		Regulatory Assessment Fee Gross Receipts Tax	0.04 1.15	\$1.19
			Total	\$46.04
910089419868 LONGLEAF COMM DEV DIST 10352 NICKLAUS DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4492445 Bill Period: Sep 27 - Oct 29 Present Read: 13880 Previous Read: 13601 Billed Usage: 279 Billed kWh 279.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 33.97 10.95 0.54	\$62.78
		Regulatory Assessment Fee Gross Receipts Tax	0.05 1.61	\$1.66
			Total	\$64.44
910089401446 LONGLEAF COMM DEV DIST 3215 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4488803 Bill Period: Sep 27 - Oct 29 Present Read: 7376 Previous Read: 7244 Billed Usage: 132 Billed kWh 132.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 16.07 5.18 0.26	\$38.83



Billing details - continued

Account Information	Billing Details			Amounts
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	1.00	\$1.03
			Total	\$39.86
910089397182 LONGLEAF COMM DEV DIST 3218 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4489974 Bill Period: Sep 27 - Oct 29 Present Read: 4428 Previous Read: 4343 Billed Usage: 85 Billed kWh 85.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 10.33 3.34 0.16	\$31.15
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.80	\$0.83
			Total	\$31.98
910089395825 LONGLEAF COMM DEV DIST 3232 TOWN AVE NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4483882 Bill Period: Sep 27 - Oct 29 Present Read: 12007 Previous Read: 11766 Billed Usage: 241 Billed kWh 241.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 29.34 9.46 0.47	\$56.59
		Regulatory Assessment Fee Gross Receipts Tax	0.05 1.45	\$1.50
			Total	\$58.09
910089395049 LONGLEAF COMM DEV DIST 10431 MARSHA DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 8036825 Bill Period: Sep 27 - Oct 29 Present Read: 227 Previous Read: 221 Billed Usage: 6 Billed kWh 6.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 0.73 0.24 0.01 11.70	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089391623 LONGLEAF COMM DEV DIST 10338 FENCELINE RD NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4492447 Bill Period: Sep 27 - Oct 29 Present Read: 187 Previous Read: 183 Billed Usage: 4 Billed kWh 4.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 0.48 0.16 0.01 12.03	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80



Billing details - continued

Account Information	Billing Details			Amounts
910089386014 LONGLEAF COMM DEV DIST 10333 NICKLAUS DR NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 7886206 Bill Period: Sep 27 - Oct 29 Present Read: 22486 Previous Read: 22217 Billed Usage: 269 Billed kWh 269.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.32 32.76 10.56 0.52	\$61.16
		Regulatory Assessment Fee Gross Receipts Tax	0.05 1.57	\$1.62
			Total	\$62.78
910089375714 LONGLEAF COMM DEV DIST 10420 MOUNT DORA ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 8036831 Bill Period: Sep 27 - Oct 29 Present Read: 274 Previous Read: 269 Billed Usage: 5 Billed kWh 5.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 0.60 0.20 0.01 11.87	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089370842 LONGLEAF COMM DEV DIST 3522 COWART ST NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 4486722 Bill Period: Sep 27 - Oct 29 Present Read: 790 Previous Read: 773 Billed Usage: 17 Billed kWh 17.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.32 2.07 0.67 0.03 9.91	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089360535 LONGLEAF COMM DEV DIST 10147 STATE ROAD 54 NEW PORT RICHEY FL 34655	General Service Non-Demand Sec (GS-1) Meter Number: 915600 Bill Period: Sep 27 - Oct 29 Present Read: 157 Previous Read: 157 Billed Usage: 0 Billed kWh 0.000	Customer Charge Minimum Bill Adjustment	17.32 12.68	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
			Total	\$30.80
910089078726 LONGLEAF COMM DEV DIST 000 MARSHA DR NEW PORT RICHEY FL 34655	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Sep 24 - Oct 24 71W LED SANIBEL	Customer Charge Energy Charge Fuel Charge	1.86 140.73 79.45	\$2,686.77



duke-energy.com
877.372.8477

Account number 9300 0000 9450

Billing details - continued

Account Information	Billing Details	Amounts
	Asset Securitization Charge 1.29 71W LED SANIBEL 1,362.03 71W LED SANIBEL 169.32 16 DECO CONC # SINGLE SANIBEL 932.09	
	Deposit Interest -54.25 Deposit Released -90.00 Regulatory Assessment Fee 2.34 Gross Receipts Tax 5.73	\$-136.18
	Total	\$2,550.59
	Total Amount Due	\$5,338.05



INVOICE

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

DATE: INVOICE: PAGE:
 09/24/25 13700 1

Job Site: Longleaf
 Job #: 2531085

Proposal Rep: Jason Lambert

P.O. #: CONTRACT

FOR SERVICES RENDERED AT:

Longleaf CDD – Asphalt Repairs
 3141 Deland Street
 New Port Richey, FL 34655

ASPHALT REPAIR: AS PER CONTRACT
 RESTRIPIING: AS PER CONTRACT

Payment Due Upon Completion	Original Contract Sum	\$71,560.00
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	\$71,560.00

GO GREEN WITH PLS!



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101 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 COONTIE CT

Bill Number: 23364436

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11020281	9/23/2025	1084	10/23/2025	1089	30	5

Usage History		Transactions	
	Reclaimed		
October 2025	5	Previous Bill	4.05
September 2025	5	Payment 10/24/25	-4.05 CR
August 2025	5	Balance Forward	0.00
July 2025	6	Current Transactions	
June 2025	6	Reclaimed	
May 2025	5	Reclaimed	5 Thousand Gals X \$1.01
April 2025	6		5.05
March 2025	4	Total Current Transactions	5.05
February 2025	5	TOTAL BALANCE DUE	\$5.05
January 2025	6		
December 2024	5		
November 2024	5		



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NOV 10 2025

By

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Account #	0010955
Customer #	01058577
Balance Forward	0.00
Current Transactions	5.05

Total Balance Due \$5.05
Due Date 11/24/2025

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

The Total Due will be electronically transferred on 11/24/2025.

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

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0105857730010955223364436700000005050



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LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 DOC BRITTLE & COWART

Bill Number: 23364430

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
0010925	01058577
Please use the 15-digit number below when making a payment through your bank	
	001092501058577

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101965	9/23/2025	1542	10/23/2025	1562	30	20

Usage History		Transactions		
Reclaimed				
October 2025	20	Previous Bill		17.01
September 2025	21	Payment 10/24/25		-17.01 CR
August 2025	19	Balance Forward		0.00
July 2025	20	Current Transactions		
June 2025	22	Reclaimed		
May 2025	17	Reclaimed	20 Thousand Gals X \$1.01	20.20
April 2025	19	Total Current Transactions		20.20
March 2025	22			
February 2025	18	Total BALANCE DUE		\$20.20
January 2025	22			
December 2024	18			
November 2024	26			



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Account #	0010925
Customer #	01058577
Balance Forward	0.00
Current Transactions	20.20
Total Balance Due	\$20.20
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

LONGLEAF COMMUNITY DEV DISTRICT
2005 PAN AM CIRCLE STE 300
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04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 FENCELINE ROAD

Bill Number: 23364437

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

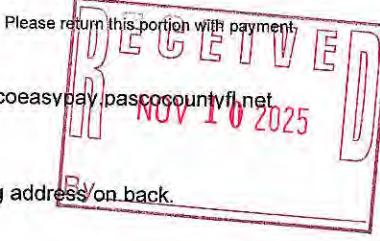
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069905	9/23/2025	6266	10/23/2025	6334	30	68

Usage History
Reclaimed

		Transactions	
October 2025	68	Previous Bill	63.18
September 2025	78	Payment 10/24/25	-63.18 CR
August 2025	80	Balance Forward	0.00
July 2025	83	Current Transactions	
June 2025	79	Reclaimed	
May 2025	80	Reclaimed	68 Thousand Gals X \$1.01
April 2025	71	Total Current Transactions	68.68
March 2025	73		
February 2025	75	TOTAL BALANCE DUE	\$68.68
January 2025	74		
December 2024	74		
November 2024	60		



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Account #	0010960
Customer #	01058578
Balance Forward	0.00
Current Transactions	68.68
Total Balance Due	\$68.68
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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

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010585780001096062336443740000068682



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LONGLEAF CDD

Service Address: 0 BUFFETT AND NICKLAUS

Bill Number: 23364420

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101958	9/23/2025	1580	10/23/2025	1596	30	16

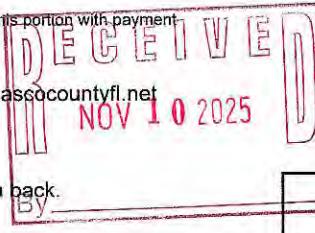
Usage History
Reclaimed

October 2025	16
September 2025	15
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

Transactions		
Previous Bill		12.15
Payment 10/24/25		-12.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	16 Thousand Gals X \$1.01	16.16
Total Current Transactions		16.16
TOTAL BALANCE DUE		\$16.16



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Account #	0010545
Customer #	01153707
Balance Forward	0.00
Current Transactions	16.16
Total Balance Due	\$16.16
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
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89 0 1
04-41430

LONGLEAF CDD

Service Address: 3326 TOWN AVENUE

Bill Number: 23364419

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

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

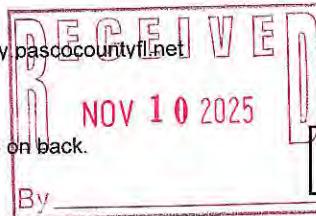
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11550906	9/23/2025	20606	10/23/2025	20669	30	63

Usage History		Transactions		
Reclaimed				
October 2025	63	Previous Bill		57.51
September 2025	71	Payment	10/24/25	-57.51 CR
August 2025	106	Balance Forward		0.00
July 2025	72	Current Transactions		
June 2025	213	Reclaimed		
May 2025	119	Reclaimed	63 Thousand Gals X \$1.01	63.63
April 2025	58	Total Current Transactions		63.63
March 2025	19	TOTAL BALANCE DUE		\$63.63
February 2025	73			
January 2025	68			
December 2024	110			
November 2024	137			



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Account #	0010540
Customer #	01153707
Balance Forward	0.00
Current Transactions	63.63
Total Balance Due	\$63.63
Due Date	11/24/2025

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

The Total Due will be electronically transferred on 11/24/2025.

LONGLEAF CDD
2005 PAN AM CIRCLE STE 300
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011537074001054002336441920000063632



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LONGLEAF CDD

Service Address: 0 ZACKERY AND BALCONY

Bill Number: 23364418

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

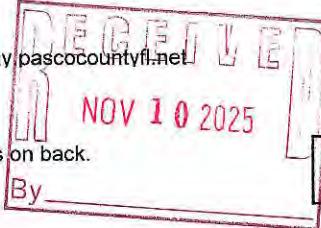
Account #	Customer #
0010535	01153707
Please use the 15-digit number below when making a payment through your bank	
001053501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11349383	9/23/2025	19097	10/23/2025	19139	30	42

Usage History		Transactions		
Reclaimed				
October 2025	42	Previous Bill		51.03
September 2025	63	Payment 10/24/25		-51.03 CR
August 2025	58	Balance Forward		0.00
July 2025	88	Current Transactions		
June 2025	123	Reclaimed		
May 2025	117	Reclaimed	42 Thousand Gals X \$1.01	42.42
April 2025	107	Total Current Transactions		42.42
March 2025	104			
February 2025	117			
January 2025	130			
December 2024	102			
November 2024	108			
				\$42.42



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Account #	0010535
Customer #	01153707
Balance Forward	0.00
Current Transactions	42.42
Total Balance Due	\$42.42
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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LONGLEAF CDD

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

Bill Number: 23364414

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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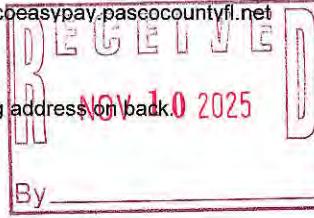
Account #	Customer #
0010410	01153707
Please use the 15-digit number below when making a payment through your bank	
001041001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08762396	9/23/2025	10732	10/23/2025	10735	30	3

Usage History	Reclaimed	Transactions		
		Current Transactions		
October 2025	3	Reclaimed		
September 2025	0	Reclaimed	3 Thousand Gals X \$1.01	3.03
August 2025	1	Total Current Transactions		3.03
July 2025	14			
June 2025	95	TOTAL BALANCE DUE		\$3.03
May 2025	100			
April 2025	129			
March 2025	75			
February 2025	0			
January 2025	0			
December 2024	0			
November 2024	0			



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Account #	0010410
Customer #	01153707
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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LONGLEAF CDD

Service Address: 0 ON ISLAND-ELLINGT

Bill Number: 23364413

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

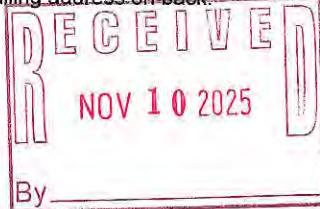
Account #	Customer #
0010425	01153707
Please use the 15-digit number below when making a payment through your bank	
001042501153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075227	9/23/2025	3945	10/23/2025	3979	30	34

Usage History		Transactions		
Reclaimed				
October 2025	34	Previous Bill		46.98
September 2025	58	Payment	10/24/25	-46.98 CR
August 2025	45	Balance Forward		0.00
July 2025	50	Current Transactions		
June 2025	56	Reclaimed		
May 2025	38	Reclaimed	34 Thousand Gals X \$1.01	34.34
April 2025	91	Total Current Transactions		34.34
March 2025	61	TOTAL BALANCE DUE		
February 2025	49	\$34.34		
January 2025	53			
December 2024	80			
November 2024	46			



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Account #	0010425
Customer #	01153707
Balance Forward	0.00
Current Transactions	34.34
Total Balance Due	\$34.34
Due Date	11/24/2025

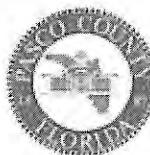
10% late fee will be applied if paid after due date

The Total Due will be electronically
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LONGLEAF CDD

Service Address: 3200 DELAND STREET

Bill Number: 23364412

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069904	9/23/2025	1986	10/23/2025	2000	30	14

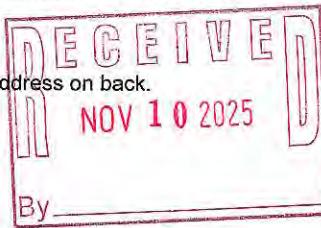
Usage History		Transactions	
Reclaimed			
October 2025	14	Previous Bill	18.63
September 2025	23	Payment 10/24/25	-18.63 CR
August 2025	10	Balance Forward	0.00
July 2025	14	Current Transactions	
June 2025	4	Reclaimed	
May 2025	4	Reclaimed	14 Thousand Gals X \$1.01
April 2025	2	Total Current Transactions	14.14
March 2025	1	TOTAL BALANCE DUE	
February 2025	17	\$14.14	
January 2025	23		
December 2024	18		
November 2024	13		



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Account #	0010395
Customer #	01153707
Balance Forward	0.00
Current Transactions	14.14
Total Balance Due	\$14.14
Due Date	11/24/2025

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

The Total Due will be electronically transferred on 11/24/2025.

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LONGLEAF CDD

Service Address: 3035 ALACHUA PLACE

Bill Number: 23364410

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

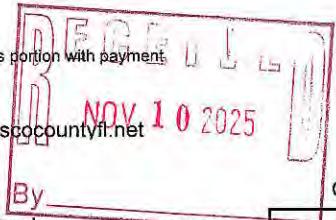
Account #	Customer #
0010390	01153707
Please use the 15-digit number below when making a payment through your bank	
001039001153707	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	10257122	9/23/2025	49022	10/23/2025	49049	30	27

Usage History		Transactions		
Reclaimed				
October 2025	27	Previous Bill		23.49
September 2025	29	Payment	10/24/25	-23.49 CR
August 2025	34	Balance Forward		0.00
July 2025	25	Current Transactions		
June 2025	44	Reclaimed		
May 2025	35	Reclaimed	27 Thousand Gals X \$1.01	27.27
April 2025	35	Total Current Transactions		27.27
March 2025	57	TOTAL BALANCE DUE		\$27.27
February 2025	87			
January 2025	97			
December 2024	95			
November 2024	79			

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Account #	0010390
Customer #	01153707
Balance Forward	0.00
Current Transactions	27.27
Total Balance Due	\$27.27
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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LONGLEAF CDD CO

Service Address: 0 PALLADIO AND FERREL

Bill Number: 23364416

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

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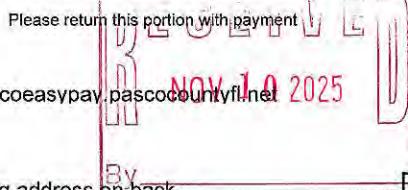
Account #	Customer #
0010525	01043980
Please use the 15-digit number below when making a payment through your bank	
001052501043980	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	11770236	9/23/2025	6181	10/23/2025	6324	30	143

Usage History
Reclaimed

October 2025	143
September 2025	173
August 2025	0
July 2025	188
June 2025	171
May 2025	97
April 2025	113
March 2025	118
February 2025	91
January 2025	206
December 2024	200
November 2024	165

Transactions		
Previous Bill		140.13
Payment 10/24/25		-140.13 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	143 Thousand Gals X \$1.01	144.43
Total Current Transactions		144.43
TOTAL BALANCE DUE		\$144.43

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Account #	0010525
Customer #	01043980
Balance Forward	0.00
Current Transactions	144.43
Total Balance Due	\$144.43
Due Date	11/24/2025

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

The Total Due will be electronically
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LONGLEAF CDD

Service Address: 0 GALLERY AND TOWN AVENUE

Bill Number: 23364417

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	10257121	9/23/2025	29775	10/23/2025	29921	30	146

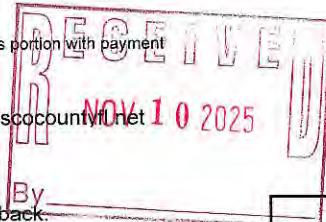
Usage History
Reclaimed

October 2025	146
September 2025	195
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

Transactions	Previous Bill	157.95
	Payment 10/24/25	-157.95 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	146 Thousand Gals X \$1.01	147.46
Total Current Transactions		147.46
TOTAL BALANCE DUE		\$147.46

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Account #	0010530
Customer #	01153709
Balance Forward	0.00
Current Transactions	147.46

Total Balance Due	\$147.46
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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LONGLEAF CDD

Service Address: 0 LONZALO WAY & MARSHA DR

Bill Number: 23364440

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069899	9/23/2025	4708	10/23/2025	4726	30	18

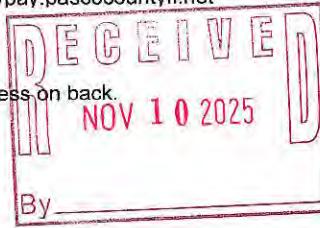
Usage History		Transactions		
Reclaimed				
October 2025	18	Previous Bill		21.06
September 2025	26	Payment	10/24/25	-21.06 CR
August 2025	23	Balance Forward		
July 2025	46	Current Transactions		
June 2025	85	Reclaimed		
May 2025	65	Reclaimed		
April 2025	65	18 Thousand Gals X \$1.01		
March 2025	75	18.18		
February 2025	70	Total Current Transactions		
January 2025	74			
December 2024	71	TOTAL BALANCE DUE		
November 2024	63	\$18.18		



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Account # 0010985
Customer # 01153707
Balance Forward 0.00
Current Transactions 18.18

Total Balance Due \$18.18
Due Date 11/24/2025

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

**The Total Due will be electronically
transferred on 11/24/2025.**

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LONGLEAF CDD

Service Address: 0 FENCELINE & DURRANCE

Bill Number: 23364438

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
0010980	01153707
Please use the 15-digit number below when making a payment through your bank	
001098001153707	

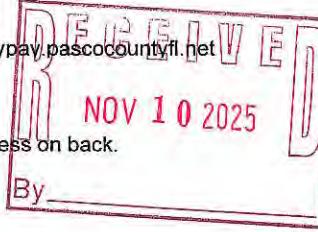
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101963	9/23/2025	6747	10/23/2025	6778	30	31

Usage History
Reclaimed

		Transactions	
October 2025	31	Previous Bill	34.02
September 2025	42	Payment 10/24/25	-34.02 CR
August 2025	38	Balance Forward	0.00
July 2025	78	Current Transactions	
June 2025	145	Reclaimed	
May 2025	111	Reclaimed	31 Thousand Gals X \$1.01
April 2025	109	Total Current Transactions	31.31
March 2025	127		
February 2025	120		
January 2025	130		
December 2024	125		
November 2024	109		
		TOTAL BALANCE DUE	\$31.31



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Account # 0010980
Customer # 01153707
Balance Forward 0.00
Current Transactions 31.31

Total Balance Due \$31.31
Due Date 11/24/2025

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

The Total Due will be electronically
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LONGLEAF CDD
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LONGLEAF CDD

Service Address: 0 DOC BRITTLE STREET

Bill Number: 23364425

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069888	9/23/2025	2673	10/23/2025	2730	30	57

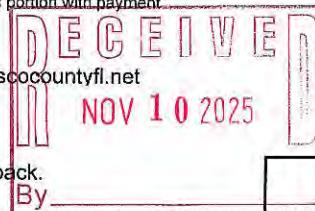
Usage History
Reclaimed

October 2025	57
September 2025	49
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

Transactions		
Previous Bill		39.69
Payment 10/24/25		-39.69 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	57 Thousand Gals X \$1.01	57.57
Total Current Transactions		57.57
TOTAL BALANCE DUE		\$57.57



Please return this portion with payment
TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



Account #	0010865
Customer #	01153707
Balance Forward	0.00
Current Transactions	57.57
Total Balance Due	\$57.57
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025. Check this box if entering change of mailing address on back.

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

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

011537074001086542336442570000057574



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



107 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

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

Bill Number: 23364434

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

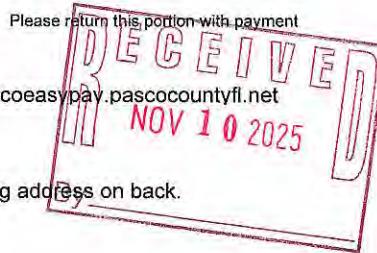
Account #	Customer #
0010945	01058578
Please use the 15-digit number below when making a payment through your bank	
001094501058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075221	9/23/2025	1503	10/23/2025	1518	30	15

Usage History		Transactions		
Reclaimed				
October 2025	15	Previous Bill		18.63
September 2025	23	Payment	10/24/25	-18.63 CR
August 2025	18	Balance Forward		0.00
July 2025	20	Current Transactions		
June 2025	23	Reclaimed		
May 2025	21	Reclaimed	15 Thousand Gals X \$1.01	15.15
April 2025	20	Total Current Transactions		15.15
March 2025	22	TOTAL BALANCE DUE		
February 2025	23	\$15.15		
January 2025	25			
December 2024	21			
November 2024	15			



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



Please return this portion with payment

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

Account #	0010945
Customer #	01058578
Balance Forward	0.00
Current Transactions	15.15
Total Balance Due	\$15.15
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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

010585780001094532336443430000015156



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

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Pay By Phone: 1-855-786-5344

106 0 1
04-41430



LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 MARSHA DR & STARKEY

Bill Number: 23364433

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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	08075224	9/23/2025	3630	10/23/2025	3652	30	22

Usage History
Reclaimed

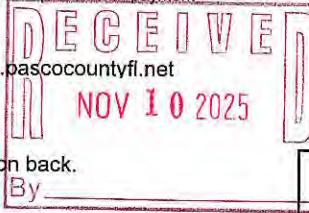
October 2025	22
September 2025	30
August 2025	26
July 2025	28
June 2025	34
May 2025	37
April 2025	34
March 2025	34
February 2025	32
January 2025	34
December 2024	30
November 2024	24

	Transactions	
Previous Bill		24.30
Payment 10/24/25		-24.30 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	22 Thousand Gals X \$1.01	22.22
Total Current Transactions		22.22
TOTAL BALANCE DUE		\$22.22



Please return this portion with payment

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

Account #	0010940
Customer #	01058578
Balance Forward	0.00
Current Transactions	22.22

Total Balance Due	\$22.22
Due Date	11/24/2025

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

The Total Due will be electronically transferred on 11/24/2025.

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

010585780001094082336443360000022226



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



105 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 WIREGRASS & DURRANCE

Bill Number: 23364432

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

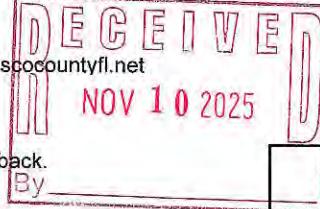
Account #	Customer #
0010935	01058578
Please use the 15-digit number below when making a payment through your bank	
	001093501058578

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08075211	9/23/2025	5620	10/23/2025	5665	30	45

Usage History		Transactions		
Reclaimed				
October 2025	45	Previous Bill		49.41
September 2025	61	Payment	10/24/25	-49.41 CR
August 2025	62	Balance Forward		0.00
July 2025	75	Current Transactions		
June 2025	75	Reclaimed		
May 2025	68	Reclaimed	45 Thousand Gals X \$1.01	45.45
April 2025	65	Total Current Transactions		45.45
March 2025	68	TOTAL BALANCE DUE		
February 2025	64	\$45.45		
January 2025	86			
December 2024	63			
November 2024	47			



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account #	0010935
Customer #	01058578
Balance Forward	0.00
Current Transactions	45.45
Total Balance Due	\$45.45
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025. Check this box if entering change of mailing address on back.

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

010585780001093542336443290000045454



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



104 0 1
04-41430

LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 MARSHA DR & PALLADIO

Bill Number: 23364431

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

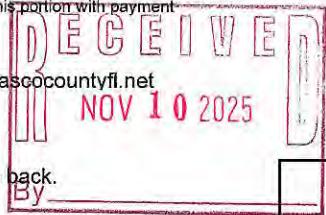
Account #	Customer #
0010930	01058578
Please use the 15-digit number below when making a payment through your bank	
001093001058578	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190101964	9/23/2025	673	10/23/2025	676	30	3

Usage History		Transactions		
Reclaimed				
October 2025	3	Previous Bill		4.05
September 2025	5	Payment	10/24/25	-4.05 CR
August 2025	5	Balance Forward		0.00
July 2025	5	Current Transactions		
June 2025	5	Reclaimed		
May 2025	4	Reclaimed	3 Thousand Gals X \$1.01	3.03
April 2025	5	Total Current Transactions		3.03
March 2025	5	TOTAL BALANCE DUE		
February 2025	4			
January 2025	6			
December 2024	4			
November 2024	4			



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account # 0010930
Customer # 01058578
Balance Forward 0.00
Current Transactions 3.03

Total Balance Due \$3.03
Due Date 11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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

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

010585780001093092336443120000003036



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

103 0 1
04-41430



LONGLEAF COMMUNITY DEV DISTRICT

Service Address: 0 LONZALO & ALBRITTON

Bill Number: 23364428

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08069896	9/23/2025	793	10/23/2025	799	30	6

Usage History
Reclaimed

October 2025	6
September 2025	8
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

Transactions
Previous Bill
Payment 10/24/25
Balance Forward
Current Transactions
Reclaimed
Reclaimed
6 Thousand Gals X \$1.01
Total Current Transactions
TOTAL BALANCE DUE
\$6.06



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Please return this portion with payment

NOV 10 2025

By

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

Account #	0010915
Customer #	01058578
Balance Forward	0.00
Current Transactions	6.06

Total Balance Due	\$6.06
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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

010585780001091562336442880000006062

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

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

STATEMENT DATE:

11/17/2025

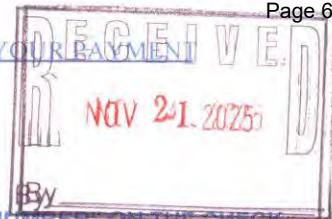
Mailing Address: PO Box 30020, Tampa, FL 33630-3020

Pay in Person At: 100 S. Myrtle Ave., Clearwater, FL

Telephone: (727) 562-4600

Fax No. (727) 562-4629

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



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

ACCOUNT NUMBER **4081635**

CCW1118A 4103 1 AB 0.641
7000004171 00.0015.0318 4103/1



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

CURRENT BILL DUE 12/08/2025

1,673.37

TOTAL AMOUNT DUE

1,673.37

PAYMENT AMOUNT

2 0004081635 000167337

CITY OF CLEARWATER UTILITY CUSTOMER SERVICE

Account Name: LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
Service Address: 3141 DELAND ST

Account Number: **4081635**

Statement Date: 11/17/2025

Meter Read From: 10/15/2025 TO 11/13/2025

Deposit Amount: 50.00

After 5:00 pm on 12/8/2025 any unpaid balance will
be charged a penalty fee.

*Elevate your space with an energy-efficient gas water
heater or pool heater from CGS Energy.*

*Call us at 727-562-4980 to learn more about our
awesome gas appliance incentives.*

BALANCE FORWARD **313.59**

-Payments received as of 11/05/2025 **-313.59**

Meter	CurrRead - PrevRead	X Multiplier	= CCF Cons.	X Conv.Factor	= Bill Cons.	
NG	R 18046	16898	1	1148.0	1.023	1,174.4

Usage	Service	Charge
1,174.4	Natural Gas Small General Service	1,598.69
	Customer Charge: 25.00 NonFuel: 880.80	
	Utility Taxable Fuel: 81.03 Non-Utility Taxable Fuel: 611.86	
	State Gross Receipts Tax 74.68	
	Total Taxes and Franchise Fees:	74.68

CURRENT BILL DUE 12/08/2025 **1,673.37**

TOTAL AMOUNT DUE **1,673.37**

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763**Invoice**

Date	Invoice #
3/18/2025	8

Bill To
Longleaf CDD C/O Meritus

Terms	Due Date
Net 30	4/17/2025

Description	Amount
Dissemination Agent Services FY 2025 Series 2005	1,000.00
Dissemination Agent Services FY 2025 Series 2006	1,000.00

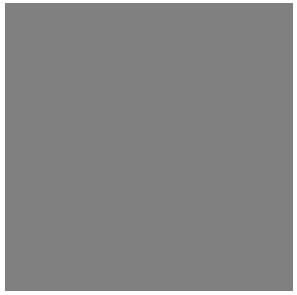
Total	\$2,000.00
Payments/Credits	\$0.00
Balance Due	\$2,000.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
 Boca Raton, FL 33481 US
 +1 3059034654
 accounting@dtsmuni.com

**INVOICE**

BILL TO
 Inframark
 CDD:
 Longleaf Community Development District

INVOICE 1545
 DATE 10/30/2025

BOND SERIES ...
 Capital Improvement Bonds 2024 & 2024A - Neighborhood 4
 Assessment Area 1 & 2

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	5,000.00

Wire: City National Bank of Florida
 ABA/Routing- 066004367
 Account #- 30000615862
 Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$5,000.00**

Checks: Disclosure Technology Services, LLC
 PO Box 812681
 Boca Raton, FL 33481

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: LONGLEAF CDD

Board Meeting Date: November 5th, 2025

Name	In Attendance Please X		Paid
		x	
1 Evalyn Oretto		x	\$200
2 Veronica Johnson		x	\$200
3 Lindsay Moore		x	\$200
4 Michael Ryan		x	\$200
5 Jay Wijnmaalen			Not Present

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

Approved for payment:

Heather Jackson
District Manager Signature

11/5/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: LONGLEAF CDD

Board Meeting Date: November 5th, 2025

	Name	In Attendance Please X	Paid
1	Evalyn Oretto	x	\$200
2	Veronica Johnson	x	\$200
3	Lindsay Moore	x	\$200
4	Michael Ryan	x	\$200
5	Jay Wijnmaalen		Not Present

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

Approved for payment:

Heather Jackson
District Manager Signature

11/5/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: LONGLEAF CDD

Board Meeting Date: November 5th, 2025

	Name	In Attendance Please X	Paid
1	Evalyn Oretto	x	\$200
2	Veronica Johnson	x	\$200
3	Lindsay Moore	x	\$200
4	Michael Ryan	x	\$200
5	Jay Wijnmaalen		Not Present

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

Approved for payment:

Heather Jackson
District Manager Signature

11/5/2025
Date

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



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



97 0 1
04-41430

LONGLEAF CDD

Service Address: 3141 DELAND STREET

Bill Number: 23366026

Billing Date: 11/7/2025

Billing Period: 9/23/2025 to 10/23/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220671323	9/23/2025	1729	10/23/2025	1800	30	71

Usage History

Water

October 2025	71	Previous Bill	756.52
September 2025	50	Payment 10/24/25	-756.52 CR
August 2025	61	Balance Forward	0.00
July 2025	44	Current Transactions	
June 2025	81	Water	
May 2025	106	Water Base Charge	11.00
April 2025	116	Water Tier 1	5.0 Thousand Gals X \$2.18
March 2025	63	Water Tier 2	5.0 Thousand Gals X \$3.47
February 2025	75	Water Tier 3	5.0 Thousand Gals X \$6.94
January 2025	80	Water Tier 4	56.0 Thousand Gals X \$9.36
December 2024	81	Sewer	
November 2024	52	Sewer Base Charge	23.42
		Sewer Charges	71.0 Thousand Gals X \$7.20
		Total Current Transactions	511.20

TOTAL BALANCE DUE

\$1,132.73



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account #	0199135
Customer #	01153708
Balance Forward	0.00
Current Transactions	1,132.73

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

Total Balance Due	\$1,132.73
Due Date	11/24/2025

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

The Total Due will be electronically
transferred on 11/24/2025.

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

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

011537081019913542336602620001132739



Invoice: I-202510-12074
Service Total: \$1920.00
Payments Total:
Amount Due: \$1920.00
Sent Date: 11/3/2025
Payment Terms: Due upon receipt

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

LONGLEAF CDD
 3141 DELAND STREET
 NEW PORT RICHEY, FL 34655

Service Date	Employee	Job Name	Start Time	Hrs Wrkd	Billed Rate	Emp Fees
10/3/2025	HARRIS, STEVEN - 3514	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/4/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/10/2025	FREDRICKSON, JARROD - 7659	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/11/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/17/2025	FREDRICKSON, JARROD - 7659	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/18/2025	PETERS, JOSHUA - 3096	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/24/2025	GRISMER, GARRETT - 7735	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/25/2025	AKERS, DYLAN - 6372	LONGLEAF CDD* COMMUNITY SECURITY	7:00 PM	4.00	\$60.00	\$240.00
10/31/2025	Not Filled	LONGLEAF CDD* COMMUNITY SECURITY		0.00	\$0.00	\$0.00
					Total:	\$1920.00

Questions regarding Invoice Charges & Payments please contact:

Contact: Pasco Sheriff's Office

Telephone: 727-844-7795

Email: ExtraDuty@pascosheriff.org

Make Checks Payable To:

Pasco Sheriff's Office

Invoice #: I-202510-12074

Invoice Total: \$1920.00

Invoice For: LONGLEAF CDD

Mail Checks To:

Pasco Sheriff's Office	Payment Terms: Due upon receipt
ATTN: Extra Duty Program	Please include Invoice # in check comment
7432 Little Road New Port Richey, Florida 34654	

How To Pay Online

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>.

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.

Santa Bob Elkin, Real Bearded Santas
P.O. Box 272852, Tampa, FL 33688
813-230-9254

Thanks for inviting Santa to your Christmas event this year!
Date Sept 20, 2025 INVOICE CONFIRMATION #12142511DH

Client LONGLEAF CDD

Event Address Longleaf Clubhouse
3141 Deland St. New Port Richey 34655

Client Address 2005 Pan Am Circle Dr Suite 300, Tampa 33607

Confirm By Natalie Reiser Phone 727-608-7924

Event Date Sunday, Dec 14th Time 10am-12:30pm Fee \$400.00*

*Please make check payable to Rhonda Hardy (Mrs. Claus)

*Please pay on arrival or before the event.

Special Instructions Santa/Mrs. Claus to meet and greet all guests and children. Each child may visit with Santa/Mrs. Claus to share their wish list, receive their gift (if any) and for individual photos.
Santa/Mrs. Claus will pose for photos with siblings, families and groups as may be requested by the client.
All photos and gifts (if any) to be provided by the client.

Additional Notes:

Cancellation less than 4 weeks prior to the event may result in Client being held responsible for 50% of the total fee. Santa is expected to arrive on site a minimum of 15 minutes prior to the event. Santa is not responsible for a late start due to unforeseen traffic delays, extreme weather or any other circumstances beyond his control. Notify Santa regarding any special parking, rear entrance, special needs, etc.

Please confirm receipt of invoice to Santa Bob Elkin santa@santatb.com THANKS

CHECK REQUEST

FORM LONG LEAF CDD

Date: 09.17.2025

Invoice Number: 091725

Payable To: Steve Burdi

Mailing Address: 3507 Albritton St. Trinity FL 34655

Check Amount: \$110.00

Please cut check from Acct. MISC

Check description/reason: Reimburse him for watering the newly planted park. The park enhancement is a special project of CDD Chairman, Fran Oretto, Mr. Burdi was the only resident that agreed to water the new plantings. I reviewed the water bill average for the past several months. Reimbursement of \$110.00 is a fair amount. – James Chamber (On Site Manager)

Coding: Supervisor Fees

Mailing Instructions: 3507 Albritton St. Trinity FL 34655

Due Date for Check: Asap

Request By: Heather Jackson

Authorized By: *Heather Jackson*

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: LONGLEAF CDD

Board Meeting Date: November 5th, 2025

	Name	In Attendance Please X	Paid
1	Evalyn Oretto	x	\$200
2	Veronica Johnson	x	\$200
3	Lindsay Moore	x	\$200
4	Michael Ryan	x	\$200
5	Jay Wijnmaalen		Not Present

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

Approved for payment:

Heather Jackson
District Manager Signature

11/5/2025
Date

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



INVOICE

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

November 3, 2025
 Project No: 00013919-00
 Invoice No: 32720

Invoice Total **\$2,965.37**

Project 00013919-00 Longleaf CDD Interim District Engineering Services
 Attendance of monthly meeting via teams. Pavement/paving observations and verification. Ownership and maintenance map updates. Inlet top replacement coordination with contractor;

Services current through October 24, 2025

Phase 0010 Civil Engineering

Task 0001 General Engineering Services

Professional Personnel

		Hours	Rate	Amount
Director I		3.25	280.00	910.00
Engineer I		5.00	145.00	725.00
Engineering Technician		8.00	85.00	680.00
Intern		5.00	90.00	450.00
Totals		21.25		2,765.00
Total Labor				2,765.00

Reimbursable Expenses

R-Project Travel & Subsist.	38.50
Total Reimbursables	38.50
Total this Task	\$2,803.50

Task 0002 Special Services

Professional Personnel

		Hours	Rate	Amount
Director I		.50	280.00	140.00
Totals		.50		140.00
Total Labor				140.00
Total this Task	\$140.00			
Total this Phase	\$2,943.50			

Phase REXP Reimbursable Expense

Reimbursable Expenses

R-Project Travel & Subsist.	21.87
Total Reimbursables	21.87
Total this Phase	\$21.87

Total this Invoice**\$2,965.37**

BBE/L

inframarkcms@payableslockbox.com

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042
INVOICE PAYABLE UPON RECEIPT

Billing Backup

Monday, November 3, 2025

BGE, Inc.

Invoice 32720 Dated 11/3/2025

11:15:31 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	10/1/2025	1.25	280.00	350.00
Chang, Philip	10/2/2025	1.00	280.00	280.00
Chang, Philip	10/3/2025	.50	280.00	140.00
Chang, Philip	10/6/2025	.50	280.00	140.00
Engineer I				
Pinson II, William	10/1/2025	1.00	145.00	145.00
Pinson II, William	10/2/2025	4.00	145.00	580.00
Engineering Technician				
King, Alexandra	10/1/2025	1.00	85.00	85.00
King, Alexandra	10/2/2025	3.00	85.00	255.00
King, Alexandra	10/3/2025	2.00	85.00	170.00
King, Alexandra	10/14/2025	2.00	85.00	170.00
Intern				
Huerta, Kent	10/2/2025	5.00	90.00	450.00
Totals		21.25		2,765.00
Total Labor				2,765.00

Reimbursable Expenses

R-Project Travel & Subsist.			
000000080878	10/2/2025	Huerta, Kent / Long Leaf Pavement Marking / Went to Long Leaf to inspect pavement marking through the whole neighborhood. / 50.00 miles @ 0.70	38.50
		Total Reimbursables	38.50
		Total this Task	\$2,803.50

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

Professional Personnel

		Hours	Rate	Amount
Director I				
Chang, Philip	10/21/2025	.50	280.00	140.00
Totals		.50		140.00
Total Labor				140.00

Total this Task **\$140.00****Total this Phase** **\$2,943.50**

Phase	REXP	Reimbursable Expense
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Reimbursable Expenses

R-Project Travel & Subsist.

000000080826	10/2/2025	Pinson II, William / Pavement Patch/Markings Inspection / Pavement Patch/Markings Inspection / 28.40 miles @ 0.70	21.87
		Total Reimbursables	21.87
		Total this Phase	\$21.87
		Total this Project	\$2,965.37
		Total this Report	\$2,965.37

Best 38 min 4h 37m 10 hr 2h 35m —

5426 Bay Center Dr, Tampa, FL 33609

10101 Mizner St, New Port Richey, FL 346

Add destination

Leave now Options

Send directions to your phone Copy link

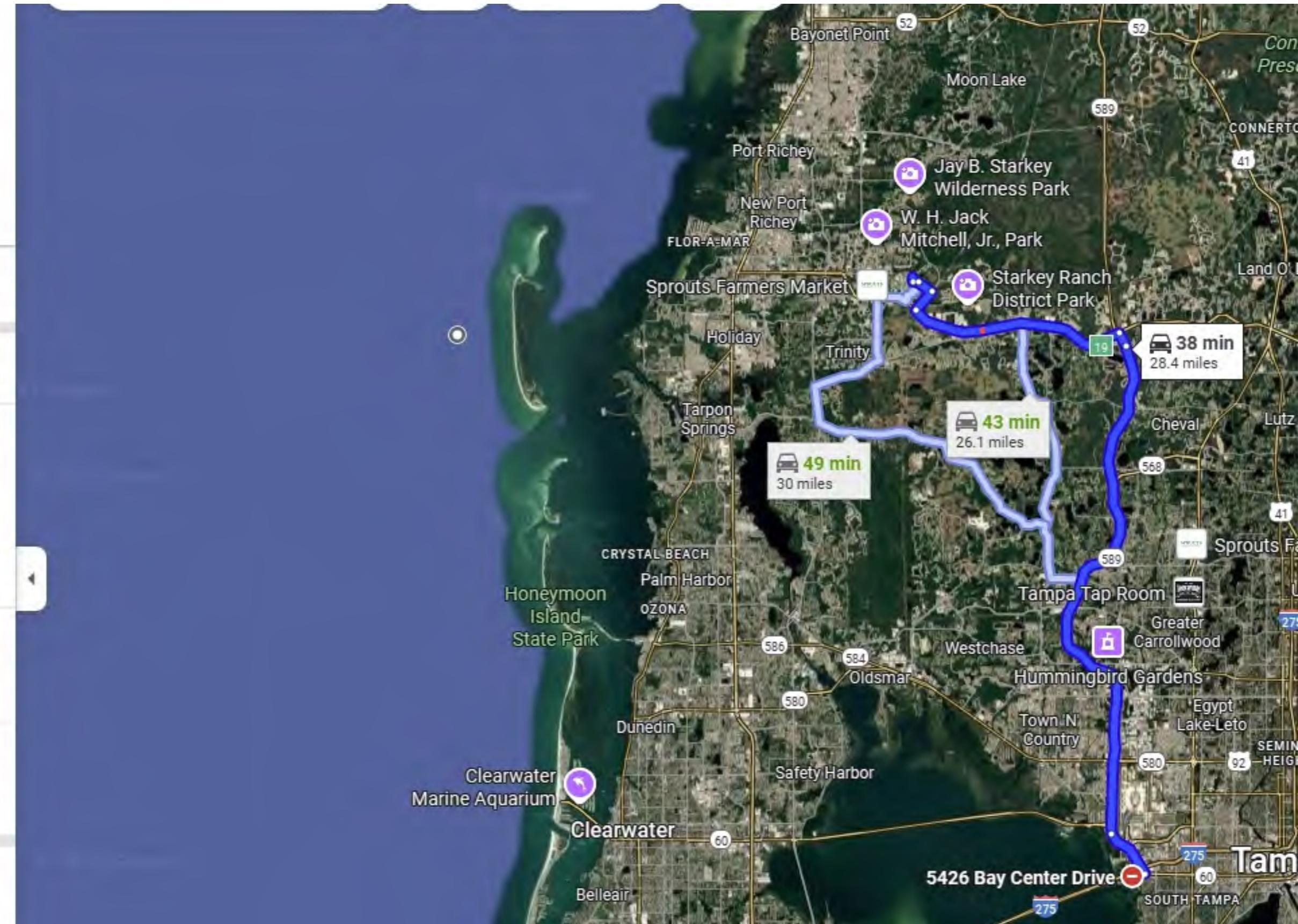
via FL-589 N 38 min
Fastest route now, avoids road closure on Bay Center Dr
⚠ This route has tolls.

[Details](#) [Preview](#)

via FL-589 N and Co Rd 587/Gunn Hwy 43 min
26.1 miles

via FL-589 N and Boy Scout Rd 49 min
30.0 miles

Explore nearby 10101 Mizner St





INVOICE

Canterbury Farms

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

Longleaf Community Development

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

Date	INVOICE #
11/7/2025	6968

Note: Tree Replacement for Longleaf CDD - Pool & Kids Play Area

#	Item	Description	Qty	Unit Price	Ext. Price	Tax
1	7803	River Birch 30G	3	145.00	435.00	✓
2	5053	Red Maple * 30G <i>Calipers measuring 1.5" - If 2"+ Calipers are needed, we have 45G Trees Available for \$250 each</i>	2	145.00	290.00	✓
3	3859	30G Installation <i>Price Includes: Delivery & Installation + Pine Bark</i>	5	200.00	1,000.00	

Subtotal 1,725.00

Tax (7%) 50.75

Total \$ 1,775.75

Balance Due \$ 1,775.75

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.)



K U T A K R O C K L L P**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 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. 3657646

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. 3657646
 45323-1

Re: Special Construction Counsel

For Professional Legal Services Rendered

08/15/25	W. Haber	0.30	96.00	Review and respond to inquiry regarding acquisition on phases
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TOTAL HOURS	0.30
-------------	------

TOTAL FOR SERVICES RENDERED	\$96.00
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TOTAL CURRENT AMOUNT DUE	<u>\$96.00</u>
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MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
10/28/2025	39449
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	11/27/2025		

Service Request Number 738332	
Summary	pool access card reader beeping randomly
Billing Method	Actual Rates
Detail	<p>Mon 10/20/2025/9:58 AM UTC-04/ Aaron Selin (time)- POC stated that the reader would randomly beep constantly and randomly stop. When I open the post i realize that the extra wires off the back of the reader were exposed and when they touch together the reader will beep constantly. POC said the reader would work it just wouldn't stop the beeping. So I put B connectors on the ends of the wire and taped them up to stop the beeping. Replacement wasn't necessary</p> <p>Fri 10/17/2025/12:44 PM UTC-04/ Josh Nielsen (time)- - Reader is at the pool gate - Everything else is good. No other issues with any other doors - Stated they can hear the beeping from the street - Users are not able to get into the pool gate sometimes now. They may have to tag their FOB a few times before it lets them in</p> <p>Jim would like PS onsite ASAP so they can fix the issue</p> <p>Fri 10/17/2025/5:49 AM UTC-04/ James Chambers longleafonsite@gmail.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Josh, I am getting multiple complaints about the beeping noise and the Access Reader needing several attempts to unlock the gate. Please have someone sent out today. Also, can you call me when you get this message? Thank you.</p> <p>Jim Chambers longleafonsite@gmail.com Longleaf CDD Park Director 727-846-3689</p> <p>On Thu, Oct 16, 2025 at 09:38 Onsite Longleaf <longleafonsite@gmail.com> wrote: Josh, The light is steady red. The sound is the beep noise the reader makes when an access card is used. The beep continues to sound steady until I tap the reader. It activates several times a day. It was sounding this morning. I could hear it from</p>

the street. I believe the reader is faulty.

On Thu, Oct 16, 2025 at 8:55 AM MHD Communications Help Desk <helpdesk@mhdit.com> wrote:

Thu 10/16/2025/9:41 AM UTC-04/ James Chambers longleafonsite@gmail.com
 This email comes from outside the organization.
 Do not click links or open attachments unless it is an email you expected to receive.

Josh,

The light is steady red. The sound is the beep noise the reader makes when an access card is used. The beep continues to sound steady until I tap the reader. It activates several times a day. It was sounding this morning. I could hear it from the street. I believe the reader is faulty.

On Thu, Oct 16, 2025 at 8:55 AM MHD Communications Help Desk <helpdesk@mhdit.com> wrote:

Thu 10/16/2025/8:52 AM UTC-04/ Josh Nielsen (time)-
 Hey Jim

Are you seeing any LED lights on the reader? Let me know if you see any, and if you do, what is it doing?

Respectfully,
 Joshua Nielsen
 MHD Communications

Wed 10/15/2025/2:37 PM UTC-04/ Alex Luevanos-
 access card reader from pool gate area is beeping a few times a day, User taps on the reader and it stops occasionally

Resolution

Company Name

Longleaf CDD

Contact Name

James Chambers

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Professional Services Technician	Onsite - Business Hours	1.00	150.00	\$150.00
Professional Services Technician	Travel	1.00	150.00	\$150.00
Total Services:				\$300.00
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:	\$300.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$300.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$300.00	

Invoice Time Detail

Invoice Number: 39449
Company: Longleaf CDD

Charge To: Longleaf CDD / pool access card reader beeping randomly Location: Main						
Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/20/2025	Selin, Aaron	Service Ticket: 738332 Summary: pool access card reader beeping randomly	Y	1.00	150.00	\$150.00
10/20/2025	Selin, Aaron	Service Ticket: 738332 Summary: pool access card reader beeping randomly POC stated that the reader would randomly beep constantly and randomly stop. When I open the post i realize that the extra wires off the back of the reader were exposed and when they touch together the reader will beep constantly. POC said the reader would work it just wouldn't stop the beeping. So I put B connectors on the ends of the wire and taped them up to stop the beeping. Replacement wasn't necessary	Y	1.00	150.00	\$150.00

Subtotal: \$300.00

Invoice Time Total: **Billable Hours:** 2.00

Park Director & Field Report

January 2026

Vandalism

None

Monthly Update

- Coordinated with PCSO Extra Duty Administration. Duty hours were changed to 1400-1800. This will provide deputies during daylight hours to enforce traffic violations for unregistered electric bikes and motorcycles.
- Met with Omega Trees to identify areas requiring tree maintenance in the CDD only property. New proposal submitted.
- Town Hall Rental deposit not returned after resident failed to remove trash and clean floor.
- Pasco County Fire Department, conducted Annual Inspection of Town Hall. No writeups were found.
- Replaced tattered American Flags at Pioneer Green and Veterans Field.

Field Inspection

- Pickup Truck with attached trailer parked on Lonzalo Way. Spoke with resident owner and explained rule on no trailers parked on street. Informed him that trailer will be towed without further warning if found on street again.
- Weir at pond on end of Town Ave washing out under concrete. Area broken up to create riff raft. This creates a slowing of the water moving through the weir reducing erosion.
- Bridge to Neighborhood 5 has deteriorated top rail. Bridge will be scheduled for repair with Composite material in January.
- Playground equipment, swings and Town Hall front porch, were power washed to remove mold and algae.

LONGLEAF CDD TREE MAINTENANCE (COMMON AREAS) 2026



Oaks & Palms extending over playground area. Have not been elevated since 2023.



Oaks & Hardwoods extending over Playground Sidewalk

LONGLEAF CDD TREE MAINTENANCE (COMMON AREAS) 2026



Hardwoods extending over Ellington Alley/street from CDD Common area



Oaks & Hardwoods extending over Ellington

LONGLEAF CDD TREE MAINTENANCE (COMMON AREAS) 2026



Hardwoods extending over Buffet street/sidewalk from CDD Common area



Oaks & Hardwoods extending over Buffet

LONGLEAF CDD TREE MAINTENANCE (COMMON AREAS) 2026



Hardwoods extending over Dogtrot Park and Path



Oaks & Hardwoods extending over Dogtrot Park Entrance

LONGLEAF CDD TREE MAINTENANCE (COMMON AREAS) 2026



Sycamore/Hardwoods with Deadwood extending over
Wiregrass Veterans Baseball Field



Oaks/Palms extending over Sidewalk and over common area
Wiregrass Veterans Baseball Field

LONGLEAF CDD TREE MAINTENANCE (COMMON AREAS) 2026



Oaks extending over lane and entrance into Doc Brittle



Oaks Over signs and entrance into Doc Brittle



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

Quote #5471
 Sent on 12/23/2025
 Phone 813.931.4741
 Email omegaoffice@verizon.net
 Website www.omegatreestampabay.com
 Client Phone 727-846-3689
 Projected Completion 2-3 Weeks
 Projected Man Hours 2.0
 Quote The Omega Team thanks you for your consideration in using our service.
From Omega Field Enterprises
 23110 SR 54, Ste 284
 Lutz, FL 33549
 Service Address 3141 Deland Street
 New Port Richey, Florida 34655

Product/Service	Description	Qty.	Unit Price	Total
Pruning (Class III)	Raise & Balance Oak trees inside fence and within playground behind community center. Trim Palms and Hardwood excess extending from street trees towards park fence. Raise excess on trees over street as well. Purpose for health and safety within playground	1	\$1,875.00	\$1,875.00*
Trimming (Raise)	Raise hardwoods around retention pond adjacent to community center clearance and Ellington Way. Specifically, hardwoods extending from easements towards residences and over streets. Raise excess hardwood branches extending over Ellington way potentially impacting large vehicles.	1	\$850.00	\$850.00*
Trimming (Raise)	Trimming seeks to address areas previously not pruned in past 3 years in a targeted method for efficiency, cost and overall tree health within CDD common areas. Purpose to manage tree pruning to reduce the frequency of stress/impact to trees by pruning as needed. Raise problematic hardwood limbs extending streets for specific targeted zones within Longleaf community to at minimum 15 height. Pruning to be conducted with Longleaf Community Manager coordination. Primary focus on parks & high foot/vehicle common areas: (1) Dog Park behind Dogtrot/Mizner (2) Hardwoods around Baseball field at Wiregrass/Marsha (3) Sidewalk & Street along Buffet next to pond. All of these areas were last addressed in fall of 2022. Ensure all street signs are clear of excess foliage for visibility. Priority of effort is for emergency vehicles, street light exposure and dead limb risk. (See attached Job Layout for specific zones of concern)	1	\$5,450.00	\$5,450.00*
Pruning (Class III)	Raise & Deadwood Oak Branches extending over entrances of Doc Brittle for clearance, visibility and safety. Oak are impacting driver's ability to see traffic and blocking signs.	1	\$1,750.00	\$1,750.00*

* Non-taxable



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

Quote #5471
 Sent on 12/23/2025
 Phone 813.931.4741
 Email omegaoffice@verizon.net
 Website www.omegatreestampabay.com
 Client Phone 727-846-3689
 Projected Completion 2-3 Weeks
 Projected Man Hours 2.0
 Quote The Omega Team thanks you for your consideration in using our service.
From Omega Field Enterprises
 23110 SR 54, Ste 284
 Lutz, FL 33549
 Service Address 3141 Deland Street
 New Port Richey, Florida 34655

Total	\$9,925.00
--------------	-------------------

Arborist Comments (FL-6712A): All pruning/clearing conducting in accordance with ANSI 300 standards (Tree, shrub and other woody plant maintenance). All work conducted in order to minimize environmental impacts and no more than 30% live foliage removed from existing protected trees.

Pricing established as a single-scope of work, modifications to specific line item tasks will result to individual price changes

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

Signature: _____ **Date:** _____



Proposal #: 639702

Date: 12/10/2025

From: JB Basilio Perez

Landscape Enhancement Proposal for
Longleaf CDD

Lisa Castoria
Inframark
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544
lisa.castoria@inframark.com

LOCATION OF PROPERTY

3141 Deland St
New Port Richey, FL 34655

2 Irrigation Main Line Leak Reported on 12/9/25

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	\$1,740.55	\$1,740.55
2 1/2" Slip Fix	2	\$94.29	\$188.57
2 1/2" Pipe	1	\$42.86	\$42.86
2 1/2" Fittings	12	\$11.09	\$133.03
BBR Wire Connectors pack of 2	2	\$22.26	\$44.51
Dirt Bags	30	\$7.34	\$220.28

2 different areas 2 1/2" Irrigation Main Line Leak Reported on 12/9/25 Near basketball court area.



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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Longleaf CDD

Subtotal	\$2,369.80
Sales Tax	\$0.00
Proposal Total	\$2,369.80

THIS IS NOT AN INVOICE



Aquatic Weed Control, Inc.

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

Longleaf Treatment Report December 2025

The monthly treatment for Longleaf was done on December 10, 2025

Ponds-

With the recent rainy weekend, some of the ponds have risen in water levels. The rain did help cause a bloom of grasses and weeds along some of the pond banks. These were all treated and should clear up shortly. There were some minor algae in some ponds, mainly planktonic algae. All this was treated as well and will clear up. The outflow structures in ponds 3 and 5 were cleared off for debris. The trash around the ponds was also cleaned up and disposed of offsite.

Buffer Zones-

The buffer ones had a lot of growth because of the rain. They were all carefully treated. Buffer zone 45, by the red bridge was treated carefully as well. Hose was pulled through out the whole area to cover any invasive plants such as vines and weeds.



Page 100
TRINITY PRESSURE WASHING & PROPERTY MAINTENANCE
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.
L18000039456

QUOTATION

DEC 22, 2025

BILL TO: Longleaf CDD Softwash Tennis Courts.

NUMBER: QUOT12222025

DATE: Dec 22, 2025

Description	Quantity	Unit price	Amount
SOFTWASH BOTH TENNIS COURTS. LAST TIME TENNIS COURTS WAS LAST CLEANED SOFTWASH FROM ALL ALGAE AND MOLD ON COURTS WAS IN MARCH 26,2019. TENNIS COURT FIRST NEED TO BE CLEANED FROM ALL DEBRI LEAVES BRANCHES THEN WHEN ALL CLEANED FREE FROM DEBRI A SOLUTION WILL BE APPLIED ONLY SOFTWASH NO PRESSURE JUST ADD SOLUTION AND LET IS DWELL THEN RINSE ALL SOLUTION FROM TENNIS COURTS.	2	\$800.00	\$1,600.00
REMOVE ALL MOSS ALL AROUND TENNIS COURTS FENCE.	1	\$300.00	\$300.00
BLACK PRIVACY SCREENS RE ATTACH ALL SCREENS SOME ARE LOOSE AND NEEDS TO BE TIGHTENED AND STRETCHED.	1	\$100.00	\$100.00
	SUBTOTAL:		\$2,000.00
	TOTAL:		\$2,000.00
	PAID:		\$0.00
Payment instructions			
Check Venmo Zelle Cash		BALANCE DUE	\$2,000.00

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONGLEAF COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE PASCO COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2026.

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

WHEREAS, the Board of Supervisors of Longleaf Community Development District (hereinafter the “Board”) seeks to implement section 190.006(3)(a)2.c., Florida Statutes and to instruct the Pasco County Supervisor of Elections (the “Supervisor”) to conduct the District’s General Elections.

WHEREAS, the Supervisor has requested the District adopt a resolution confirming the District’s use of the Supervisor for the purpose of conducting the District’s future supervisor elections in conjunction with the General Election; and

WHEREAS, the District desires to use the Supervisor for the purpose of conducting the District’s supervisor elections in conjunction with the General Election.

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

Section 1. The Board is currently made up of the following individuals: Veronica Johnson, Lindsay Moore, Michael Ryan, Evalyn Oreto, and Jay Wijnmaalen.

Section 2. The term of office for each member of the Board is as follows:

Supervisor Veronica Johnson	Seat 1	four year - expires 11/2026
Supervisor Lindsay Moore	Seat 2	four year – expires 11/2026
Supervisor Michael Ryan	Seat 3	four year – expires 11/2028
Supervisor Evalyn Oreto	Seat 4	four year – expires 11/2028
Supervisor Jay Wijnmaalen	Seat 5	four year – expires 11/2028

Section 3. Seat 1, currently held by Veronica Johnson, Seat 2, currently held by Lindsay Moore are scheduled for the General Election in November 2026.

Section 4. Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

Section 5. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026 through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor to conduct the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

This Resolution is duly passed and adopted this 7th day of January, 2026.

ATTEST:

**LONGLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson

**MINUTES OF MEETING
LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Longleaf Community Development
2 District was held on Wednesday, December 3, 2025, at 6:02 p.m. at the Longleaf Town Hall
3 located at 3141 Deland Street, New Port Richey, Florida 34655.

4
5 Present and constituting a quorum were:

Evalyn Oreto	Chairperson
Veronica Johnson	Vice Chairperson
Michael Ryan	Assistant Secretary

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

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

26 The Pledge of Allegiance was recited.

Pledge of Allegiance

28 THIRD ORDER OF BUSINESS Approval of Agenda

29
30 On MOTION by Mr. Ryan seconded by Ms. Johnson, with all
31 in favor, the agenda was approved. 3-0

FOURTH ORDER OF BUSINESS Audience Comments

33 **FOURTH ORDER OF BUSINESS** Audience Comments
34 Mr. Steve requested that the entrance to Longleaf be cleaned. The Board advised that the
35 requested improvements were not feasible at this time due to the lack of water supply from the
36 County.

38 **FIFTH ORDER OF BUSINESS** Staff Reports
39 **A. Field Inspection Report**

40

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41 Mr. Chambers presented the Field Inspection Report. Two proposals from Fence Pro
42 were presented in the amounts of \$10,995.00 and \$11,995.00. In addition, Site Masters provided
43 a quote of \$750.00 for concrete work required if the fence proposal were approved.

44 Mr. Chambers also advised that a homeowner was allowing a dog to remain on an
45 extended tether leash and was not picking up dog waste in the park.

46
47 On MOTION by Ms. Oreno seconded by Mr. Ryan, with all in
48 favor, the Board approved sending a compliance letter to the
49 homeowner requiring cleanup of dog waste and proper leash
50 control within forty-eight (48) hours, to authorize the District
51 Manager to issue a remedy letter if compliance is not achieved
52 within the specified timeframe, and to require the homeowner to
53 reimburse the District for any vendor cleanup costs incurred.
54 3-0

55
56 **B. Yellowstone Landscape Report**

57 **1. Erosion Replacements Proposal #599339**

58 Yellowstone was not present, and there was nothing to report. The erosion replacement
59 proposal was tabled until March 2026.

60
61 **C. Aquatic Weed Control Lake and Wetlands Report**

62 **1. Aquatic Weed Control Treatment Report**

63 The Board reviewed the report.

64
65 **D. District Engineer**

66 Mr. Chang informed the Board that the skimmer repairs had been completed.

67
68 **E. District Counsel**

69 **1. Discussion of Penalty for Amenity Abuse**

70 District Counsel was not present. The Board discussed the proposed penalty for amenity
71 abuse.

72
73 On MOTION by Ms. Johnson seconded by Mr. Ryan, with all
74 in favor, the Amenity Suspension Policy was approved. 3-0

75
76 **F. Onsite Manager**

77 **1. RFP Evaluation Criteria**

78 Mr. Liggett presented the Request for Proposal (RFP) Evaluation Criteria.

79
80 On MOTION by Mr. Ryan seconded by Ms. Johnson, with all
81 in favor, the RFP Evaluation Criteria was approved. 3-0

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83

2. Approval of RFP Packet

84 Mr. Liggett then presented and discussed the RFP Packet with the Board.

85

86 On MOTION by Mr. Ryan seconded by Ms. Johnson, with all
87 in favor, the RFP Packet was approved. 3-0

88

G. District Manager

90 There were no additional items to report.

91

SIXTH ORDER OF BUSINESS**Business Items****A. Discussion of Trees****1. Dead Laurel Oaks – 3233 Ellington Way**

92 Completed as previously approved.

93

2. Safety Tree Raising – 3141 Deland Street

94 Tabled. Mr. Chambers was directed to revise the proposal to reflect only District owned
95 trees.

96

3. Omega Field Enterprises Quote 5460

97 Tabled with direction for Mr. Chambers to coordinate with the vendor to revise the
98 proposal to include only District-owned trees.

99

B. Ratification of Bathroom Doors

100

101 On MOTION by Mr. Ryan seconded by Ms. Oreno, with all in
102 favor, the Area-Wide Door and Window Systems, Inc estimate
103 in the amount of \$4,622 was ratified. 3-0

104

C. Site Masters Proposal – Ferrell and Bosk Inlet Top Repair

105

106 On MOTION by Mr. Ryan seconded by Ms. Johnson, with all
107 in favor, the Board directed District Counsel to send a demand
108 letter. 3-0

109

SEVENTH ORDER OF BUSINESS**Business Administration**

110

A. Consideration of Minutes from the Meeting held November 5, 2025

111

112 On MOTION by Mr. Ryan seconded by Ms. Johnson, with all
113 in favor, the minutes of November 5, 2025, meeting were
114 approved. 3-0

115

B. Review of Operation Expenditures and Maintenance for October 2025

116

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December 3, 2025

127 On MOTION by Ms. Johnson seconded by Mr. Ryan, with all
128 in favor, the Operation Expenditures and Maintenance for
129 October 2025 were approved. 3-0

130
131 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests or Comments**
132 Ms. Oretu requested that aged accounts payable be reviewed and cleaned up and
133 informed the Board accordingly.

135	NINTH ORDER OF BUSINESS	Audience Comments
136	There were no audience comments.	

137
138 **TENTH ORDER OF BUSINESS** Adjournment
139 There being no further items,

146 Heather Jackson
147 District Manager

Evalyn Oretu
Chairperson