

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, March 05, 2026
Time: 6:00 PM
Location: Long Lake Ranch Amenity Center,
19037 Long Lake Ranch Blvd.,
Lutz, FL 33558

[Zoom Link](#)

Phone: 1-305-224-1968

Meeting ID: 949 0665 4579

Passcode: 552427

AGENDA

Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.

For the full agenda packet, please contact: Patricia@havenmgt.com

I. Call to Order/ Roll Call

II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

III. Supervisor Comments

IV. Professional Vendor Presentations

A. District Engineer - Stantec

1. Stantec Field Observation Report [Exhibit 1](#)
2. Stantec Summary Report [Exhibit 2](#)
3. Ratification of the Interim Engineering Services Agreement [Exhibit 3](#)

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – February 25, 2026 [Exhibit 4](#)

C. Red Tree Landscape

1. Consideration of Proposals for Approval
 - ❖ Revised Plant Material Installation Proposal -Red Tree- \$2,390.00 [Exhibit 5](#)
 - ❖ Tree Removal and Stump Grind (11 trees) around the Basketball- Red Tree-\$4,125.00 [Exhibit 6](#)
2. Field Maintenance Report – Foxtail Area [Exhibit 7](#)

D. District Counsel

V. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report [Exhibit 8](#)

B. Presentation of Towing Agreement- Tow Life Towing [Exhibit 9](#)

C. Discussion on Water Usage Report [Exhibit 10](#)

D. Consideration for Proposal

1. Half Basketball Court Replacement- Court Project-
\$75,772.00 [Exhibit 11](#)

2. Full Basketball Court Replacement- Court Project- \$86,417 [Exhibit 12](#)

VI. Financial & Administrative Matters

A. Consideration for Acceptance of January, 2026 Unaudited
Financial Statements [Exhibit 13](#)

B. Presentation of Check Details [Exhibit 14](#)

C. Consideration for Approval – The Minutes of the Board of
Supervisors Regular Meeting Held February 5, 2026. [Exhibit 15](#)

D. Presentation of Approval Listing [Exhibit 16](#)

VII. Staff Reports

A. District Manager

1. Presentation of LED Lighting Upgrade Estimate [Exhibit 17](#)

VIII. Other Introduced Items

IX. Audience Comments – New Business (limited to 3 minutes per individual)

X. Supervisor Requests

Any items and materials listed under Supervisor Requests have been provided solely by the identified Supervisor and have not been reviewed, approved, confirmed for accuracy by District staff or other Supervisors. Materials provided under Supervisor Requests are not approved by the Board prior to inclusion in the agenda, and may not necessarily reflect the position of the Board

XI. Adjournment

Exhibit 1

Return to Agenda

FIELD OBSERVATION REPORT



Date: February 21, 2026 Field Observation Report Number: 2026-1

Project Name: Long Lake Ranch O and M Review

Project Number: 238200185

Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog

Rain: None Light Heavy Showers

Soil Conditions: Dry Wet Extremely Wet

Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Long Lake Ranch O and M Review 13842.025

General: Stantec staff reviewed visible stormwater management system, including control structures, outfall structures and pond banks for erosion. Below is a location map showing the locations of each maintenance item as well as corresponding photos documenting the condition while onsite.

Report By: BTW

FIELD OBSERVATION REPORT

Location map:



FIELD OBSERVATION REPORT

Location 1: Erosion present along pond bank below high water level. Monitor for future erosion migration into pond bank.



Location 2: Erosion present along pond bank. Erosion caused by channelization of stormwater runoff from the roof between houses. Recommend installing 30' of rip rap. Sod all disturbed areas.



FIELD OBSERVATION REPORT

Location 3: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 4: Clear vegetation 5 feet around existing structure to ensure proper outflow.



FIELD OBSERVATION REPORT

Location 5: Fountain on pond bank. Not included.



Location 6: Damaged and leaking stormwater control structure and a pipe running behind it causing erosion. Place filter fabric and 6" deep #57 stone extending the length of the structure to protect from future erosion. Dewater structure and pressure grout from control elevation to bottom of structure filling all gaps and cracks. Sod all disturbed areas.



FIELD OBSERVATION REPORT

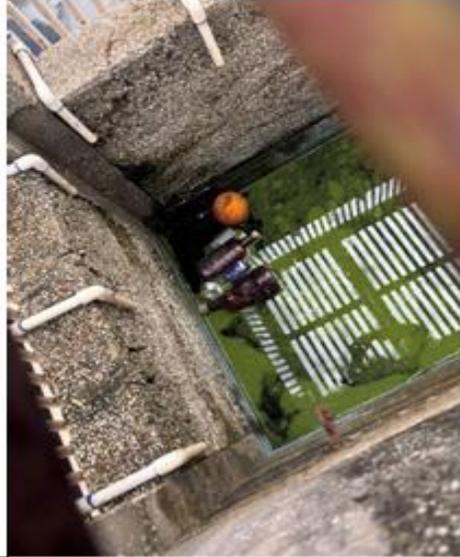


Exhibit 2

Return to Agenda

FIELD OBSERVATION REPORT



Date: February 21, 2026 Field Observation Report Number: 2026-2
Project Name: Long Lake Ranch O and M Review
Project Number: 238200185
Stantec Representative (s): Braydon Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog
Rain: None Light Heavy Showers
Soil Conditions: Dry Wet Extremely Wet
Effects of Weather on Major Work Items None <50% affected >50% affected No Work

Description of Work Activity:

Location: (Street Names/MH#, etc.) Long Lake Ranch O and M Review 13842.025

General: Stantec staff reviewed visible stormwater management system, including control structures, outfall structures and pond banks for erosion. Below is a location map showing the locations of each maintenance item as well as corresponding photos documenting the condition while onsite.

Report By: BTW

FIELD OBSERVATION REPORT

Location map:



FIELD OBSERVATION REPORT



FIELD OBSERVATION REPORT

Location 1: Area still under construction. Erosion present due to lack of turf and grading. Area is to be restored with sod when completed.



FIELD OBSERVATION REPORT

Location 2: Erosion present due to lack of turf and grading for construction. Area is to be restored with sod when completed.



Location 3: Erosion present due to lack of turf and grading for construction. Area is to be restored with sod when completed.



FIELD OBSERVATION REPORT

Location 4: Remove vegetation from pipe. Lack of turf on bank makes it susceptible to erosion. Ground cover to be installed after construction is complete.



Location 5: Area to be graded per plan prior to end of construction. Sod all disturbed areas.



FIELD OBSERVATION REPORT

Location 6: Remove vegetation from pipe. Lack of turf on bank makes it susceptible to erosion. Ground cover to be installed after construction is complete.



Location 7: Erosion around back of structure and sand cement bags. Add fill and sod to original condition. Clear a minimum of 6" under skimmers.



FIELD OBSERVATION REPORT

Location 8: Erosion around back of structure and sand cement bags. Add fill and sod to original condition. Clear a minimum of 6" under skimmers.



FIELD OBSERVATION REPORT

Location 9: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 10: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



FIELD OBSERVATION REPORT

Location 11: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 12: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 13: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 14: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 15: Erosion of side bank is starting to migrate into bank. Restore bank to original condition and sod all disturbed areas.



Location 16: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 17: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 18: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 19: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 20: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 21: Erosion of side bank is starting to migrate into bank. Restore bank to original condition and sod all disturbed areas.



Location 22: Erosion of side bank is starting to migrate into bank. Restore bank to original condition and sod all disturbed areas.



FIELD OBSERVATION REPORT

Location 23: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 24: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 25: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 26: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.

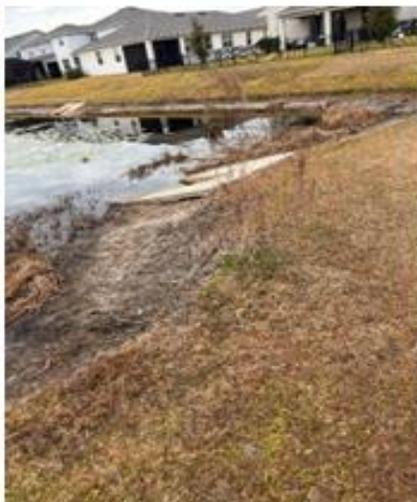


FIELD OBSERVATION REPORT

Location 27: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



Location 28: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



FIELD OBSERVATION REPORT

Location 29: Clear vegetation 5 feet around existing structure to ensure proper outflow.



Location 30: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 31: Erosion of side bank is starting to migrate into bank. Restore bank to original condition and sod all disturbed areas.



Location 32: Mitered End Sections (MES). MES is showing signs of erosion and is being undermined. Erosion observed beneath existing mitered end section. Add #57 stone with compacted fill beneath mitered end section to prevent future erosion and undermining. Place filter fabric and rip rap extending 2' minimum out from existing structure to stabilize the area around the existing mitered end section. Sod disturbed areas. Refer to Key Map for specific location.



FIELD OBSERVATION REPORT

Location 33: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



Location 34: Erosion present along pond bank below normal water level. Monitor for future erosion migration into pond bank.



FIELD OBSERVATION REPORT

Location 35: Erosion of side bank is starting to migrate into bank. Restore bank to original condition and sod all disturbed areas.



Location 36: Erosion starting on back side of structure. Install two rows of sand cement bags with filter fabric underlay over the back of the pipe to deter future erosion. Add bags down the side of the structure to tie into existing bags.



Exhibit 3

Return to Agenda

INTERIM ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____ 2026, by and between:

Long Lake Ranch Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida, with a mailing address of c/o Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 (the "**District**"); and

Stantec Consulting Services Inc., a New York corporation, with a mailing address of 380 Park Place Blvd., Suite 300, Clearwater, Florida 33759 (the "**Engineer**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, financing, constructing acquiring, and/or maintaining certain infrastructure improvements and services within the District; and

WHEREAS, the District intends to employ Engineer on an interim basis to perform engineering, planning, and/or study activities, as defined by a separate work authorization or work authorizations; and

WHEREAS, Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

SECTION 1. RECITALS. The Recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Engineer will provide general engineering planning and/or study services, as authorized by one or more Work Authorization(s), hereinafter defined, including:

- A. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors ("**Board**");
- B. Assistance in meeting with necessary parties involving bond issues, special reports, feasibility studies, permit inspection and/or compliance, or other tasks;
- C. Any other items requested by the Board.

SECTION 3. REPRESENTATIONS. Engineer hereby represents to the District that:

- A. It has the experience and skill to perform the services required to be performed by this Agreement;
- B. It shall design to and comply with limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements;
- C. It shall perform said services in accordance with generally accepted professional standard practices and procedures normally provided in the performance of the services at the time when and the location in which the services were performed, and to the extent consistent with the best interests of the District; and
- D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

SECTION 4. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District ("**Work Authorization**"). Each Work Authorization shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** hereto. Authorization of services or projects under this Agreement shall be at the sole discretion of the District.

SECTION 5. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. Services rendered by Engineer under this Agreement shall not exceed the amounts specifically authorized by each written Work Authorization. One of the following methods will be utilized:

- A. *Lump Sum Amount* - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.
- B. *Hourly Personnel Rates* - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use

of the hourly compensation rates, the District and Engineer shall use the hourly compensation rates outlined in **Exhibit B** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific Work Authorization.

SECTION 6. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses which are listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and in accordance with the District's travel reimbursement policy.

B. Expense of reproduction, postage, and handling of drawings and specifications.

SECTION 7. TERM OF AGREEMENT. It is understood and agreed that this Agreement is for interim engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties until such time as the District notifies Engineer that it has entered into a subsequent agreement for engineering services or until the Agreement is terminated pursuant to the terms hereof.

SECTION 8. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

SECTION 9. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

SECTION 10. OWNERSHIP OF DOCUMENTS.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("**Work Product**") shall be and remain the sole and exclusive property of the District upon full payment of all the monies owed to the Engineer by the District with respect to such Work Product under the terms of this Agreement and shall be considered work for hire.

B. Engineer shall deliver all Work Product to the District upon completion thereof and payment as provided in Section 10.A. above unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early

termination of Engineer's services hereunder, and payment as provided in Section 10.A. above, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

SECTION 11. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

SECTION 12. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse or modification by the District or others on extensions of the work for which they were provided or on any other project. Any reuse or modification without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to the District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

SECTION 13. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, its opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent its best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by it. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

SECTION 14. INSURANCE. Subject to the provisions of this Section, Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
Bodily Injury	\$1,000,000/\$2,000,000 (including Contractual)
Property Damage	\$1,000,000/\$2,000,000 (including Contractual)
Automobile Liability	Combined Single Limit \$1,000,000 Bodily Injury / Property Damage
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, Engineer shall, without interruption, and at the District's option, maintain the insurance for at least five (5) years after the termination of this Agreement.

The District, its officers, supervisors, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. Engineer shall furnish the District with the Certificate of Insurance and any applicable endorsements evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any reduction in limits or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District per the terms of the applicable policy. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 15. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

SECTION 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees or anyone directly or indirectly employed by Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement, if the terms of said order allow it, or any action of Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees, or anyone directly or indirectly employed by Engineer, shall maintain the customary standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

SECTION 18. AUDIT. Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to this Agreement. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three (3) years after completion of all work under this Agreement.

SECTION 19. INDEMNIFICATION. Engineer agrees to indemnify and hold the District and the District's officers and employees harmless (but not defend) from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, which may come against the District and the District's officers and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or negligent defaults by Engineer or persons employed or utilized by Engineer in the performance of services provided under this Agreement. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the greater of the insurance limits set forth herein or Two Million Dollars (\$2,000,000). Engineer agrees such limitation bears a reasonable commercial relationship to the contract. B. The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035 (2024), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION 20. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, hereinafter defined, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Engineer, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Engineer acknowledges that the designated Public Records Custodian for the District is **Patricia Thibault**.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT C/O HAVEN MANAGEMENT SOLUTIONS, 255 PRIMERA BLVD., SUITE 160, LAKE MARY, FLORIDA 32746, PHONE (407) 574-3250, AND E-MAIL PATRICIA@HAVENMGTSOL.COM.

SECTION 21. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to the District:** Long Lake Ranch Community Development District
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746
Attn: District Manager
- With a copy to:** Kutak Rock LLP

107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Engineer:

Stantec Consulting Services, Inc.
380 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Attn: Greg Woodcock, P.E.

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 22. CONTROLLING LAW. The parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall exclusively be in the court of appropriate jurisdiction, in and for Pasco County, Florida.

SECTION 23. ASSIGNMENT. Neither the District nor Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to Section 8 herein.

SECTION 24. TERMINATION. The District may terminate this Agreement for cause upon seven (7) days prior written notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as Engineer receives notification of the intent of the District to terminate this Agreement, Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets the District may have against the Engineer. The Engineer may terminate this Agreement for cause upon seven (7) days' notice in writing to the District. Failure to pay the Engineer's invoices pursuant to the terms of this Agreement shall be considered cause for termination.

SECTION 25. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall

be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 26. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

SECTION 27. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation of any of the provisions of this Agreement.

SECTION 28. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge that Engineer shall serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 30. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Engineer acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
- b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Engineer acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Engineer certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Engineer shall immediately notify the District.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WITNESS:

STANTEC CONSULTING SERVICES INC.

Witness

Print Name: _____
Title: _____

Exhibit A: Form of Work Authorization
Exhibit B: Schedule of Rates
Exhibit C: Certificate of Insurance

Exhibit A

_____, 2026

Long Lake Ranch Community Development District

Subject: **Work Authorization Number** ____

Dear Chairperson, Board of Supervisors:

Stantec Consulting Services, Inc. (the "Engineer") is pleased to submit this work authorization to provide interim engineering services for Long Lake Ranch Community Development District (the "District"). We will provide these services pursuant to our current agreement dated _____, 2026 ("Interim Agreement") as follows:

I. Scope of Work

The District will engage the services of Engineer on an interim basis to perform those services [INSERT SERVICES TO BE PROVIDED].

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained within the Interim Agreement. The District will reimburse all direct costs which include items such as printing, drawings, travel, deliveries, etc., pursuant to the Interim Agreement.

This proposal, together with the Interim Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for your consideration.

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of Long Lake Ranch
Community Development District

By: _____

Exhibit B
Schedule of Rates



SCHEDULE OF FEES

Effective January 1, 2025

	<u>Staff Level</u>	<u>Rate</u>
	Level 3	\$ 114.00
	Level 4	\$ 120.00
	Level 5	\$ 139.00
	Level 6	\$ 144.00
Braydon Woodcock	Level 7	\$ 152.00
	Level 8	\$ 158.00
	Level 9	\$ 163.00
Frank Nolte	Level 10	\$ 176.00
	Level 11	\$ 189.00
Greg Woodcock	Level 12	\$ 200.00
	Level 13	\$ 194.00
	Level 14	\$ 214.00
	Level 15	\$ 241.00
	Level 16	\$ 274.00
	Level 17	\$ 284.00
	Level 18	\$ 290.00
	Level 19	\$ 299.00
	Level 20	\$ 312.00
	Level 21	\$ 324.00
	1 Person Field Crew	\$ 150.00
	2 Person Field Crew	\$ 250.00
	3 Person Field Crew	\$ 300.00
	4 Person Field Crew	\$ 350.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

Z:\Billing_Review\2024\Schedule of Fees 2024_table 1_31_20221181.docx

Exhibit 4

Return to Agenda



GHS Environmental
 PO Box 55802
 St. Petersburg, FL 33732-5802
 727-432-2820

Project: Long Lake Ranch
 No. of Ponds: 26 (See Map On File)

Actions Required At Time of Inspection

- G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, pennywort, etc.)
- A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)
- F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)
- S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)
- L = Treated Lilies (ie fragrant waterlily, spatterdock)
- W = Treated Woody Vegetation (ie. primrose willow, Carolina willow, wax myrtle, rattlebox)

- T = Trash/debris removed
- SM = Structure Maintenance
- M = Mowing/Brushcutting
- MF = Midge Fly Treatment
- * = See Note

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/6/2026																											Field check.
1/7/2026	M, W							M, W	M, W															M, W	M, W		Worked on removing woody vegetation growing inside the littoral zones. Removed woody vegetation growing along the Big Lake boardwalk. Check in with B. York.
1/13/2026																	M, W	M, W	G				M, W				Worked on removing woody vegetation growing inside the littoral zones.
1/23/2026																											Field check.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
2/4/2026																											Field check.
2/12/2026																											Field check.
2/25/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.

Exhibit 5

Return to Agenda



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

PLANT MATERIAL INSTALLATION PROPOSAL

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

February 3, 2026

Scope of Work:

- This project includes the installation of (55) 3 Gal. Odoratissima Viburnum at the Northside of Long Lake Blvd. between Nature View Dr. and Weather Ln. and (25) 3 Gal. Viburnum at the Southside of Long Lake Blvd. from Fox Grape to lift station.

Work includes:

- Remove existing plant material.
- Install (55) 3 Gal. Odoratissima Viburnum at the Northside of Long Lake Blvd between Nature View and Weather Lane.
- Install (25) 3 Gal. Odoratissima Viburnum at the Southside of Long Lake Blvd between Fox Grape to lift station.
- Includes all labor, material, removal, and dumping fees.

PRICE: \$2,390.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapesystems.com / Cell phone: (727) 267-2059

Exhibit 6

Return to Agenda



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

BASKETBALL COURT
TREE REMOVAL AND STUMP GRIND PROPOSAL
FOR
LONG LAKE RANCH

Attention: Patricia Thibault, District Manager

February 5, 2026

Scope of Work:

- This project includes the removal and stump grind of (11) trees around the basketball court.

Work includes:

- Removal and stump grind of (11) trees.
- Includes all labor, hauling, and dumping fees.

PRICE: \$4,125.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jbkett@redtreelandscape.systems / Cell phone: (727) 267-2059

Exhibit 7

Return to Agenda

Haven Management Solutions

Monthly Landscape Inspection: 02/23/2025

Long Lake Ranch CDD

Area: Foxtail Area

Landscape Inspection Items	Score	Max Points	
Turf - Mow, Hard Edge, & Blow	10	10	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule	10	10	
Turf Fertility - <u>Bahia</u> - Naturally dormant (brown) in the winter. Color & Growth Density	15	15	
Turf Fertility - <u>Non-Bahia</u> - Color and Growth Density	12	15	
Turf Areas - Weed Control	9	10	
Bed Weed Control	8	10	
Shrub & Plant Pruning & Shape - Deadheading & Appearance	8	10	Shrubs took hit from recent cold snap throughout community
Shrub Fertility & Vitality	6	10	Shrubs took hit from recent cold snap throughout community
Debris & Trash Management	10	10	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80%: 80 or lower	88%	100	

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points	
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	9	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	9	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12'	2	10	Tree pruning fence line and throughout community
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	40%	50	

Other Landscape Supplemental Items	Score	Max Points	
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	8	10	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	6	10	Mulch is not at 4" it is evenly distributed to cover bare ground
Total Points Other Landscape Supplemental Items - Failure is at 80%: 16 or below	14%	20	

Pond Inspection Items	Score	Max Points Allowed	Points Allocated
Pond Algae & Growth - Check for the presence of skunk skunk , torpedo grass and pennywort	50	50	
Pond Debris & Trash in Pond & On Pond Bank	50	50	
Total Points Pond Inspection - Failure is at 80% or Below	100	100	

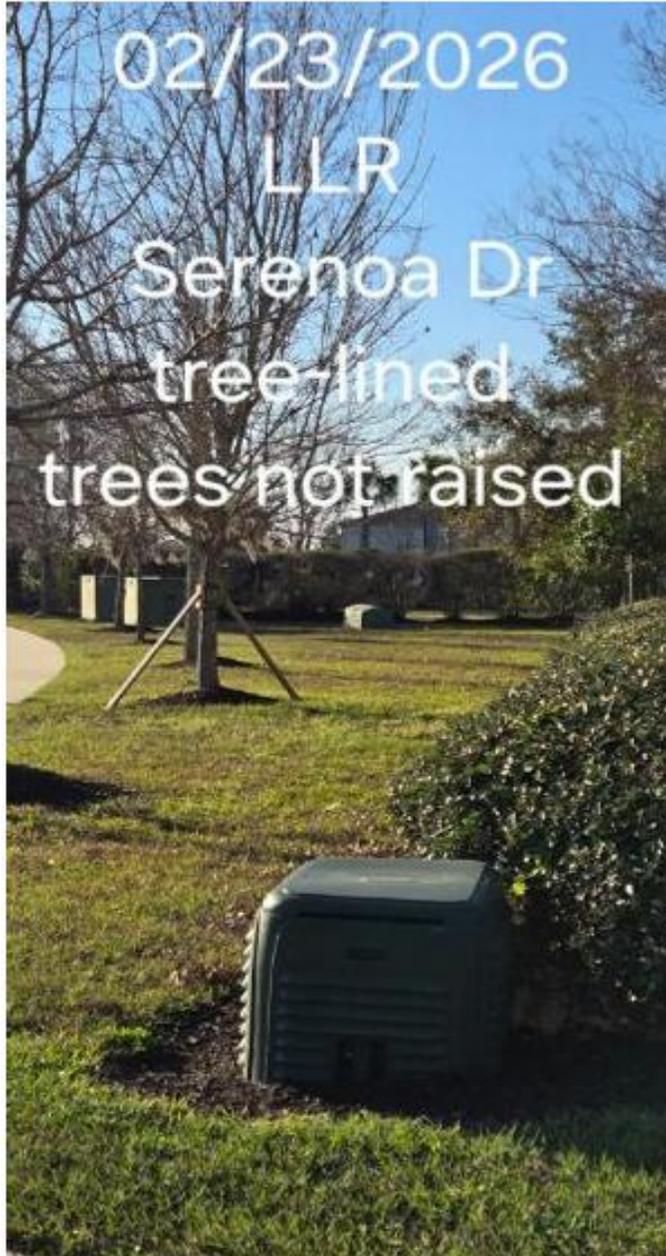
02/23/2026

LLR

Serenoa Dr

tree-lined

trees not raised



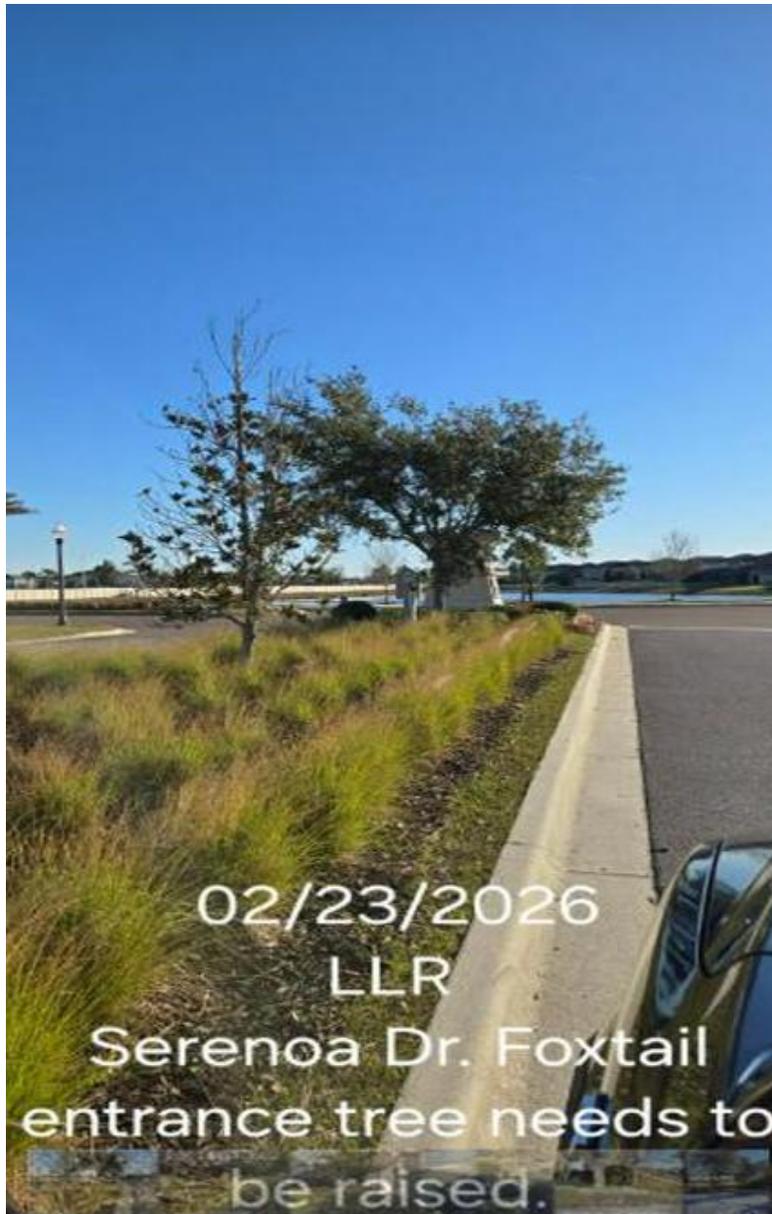
02/23/2026

LLR

Serenoa Dr.

trees on top of 6 ft
fence well below
contract requirements.

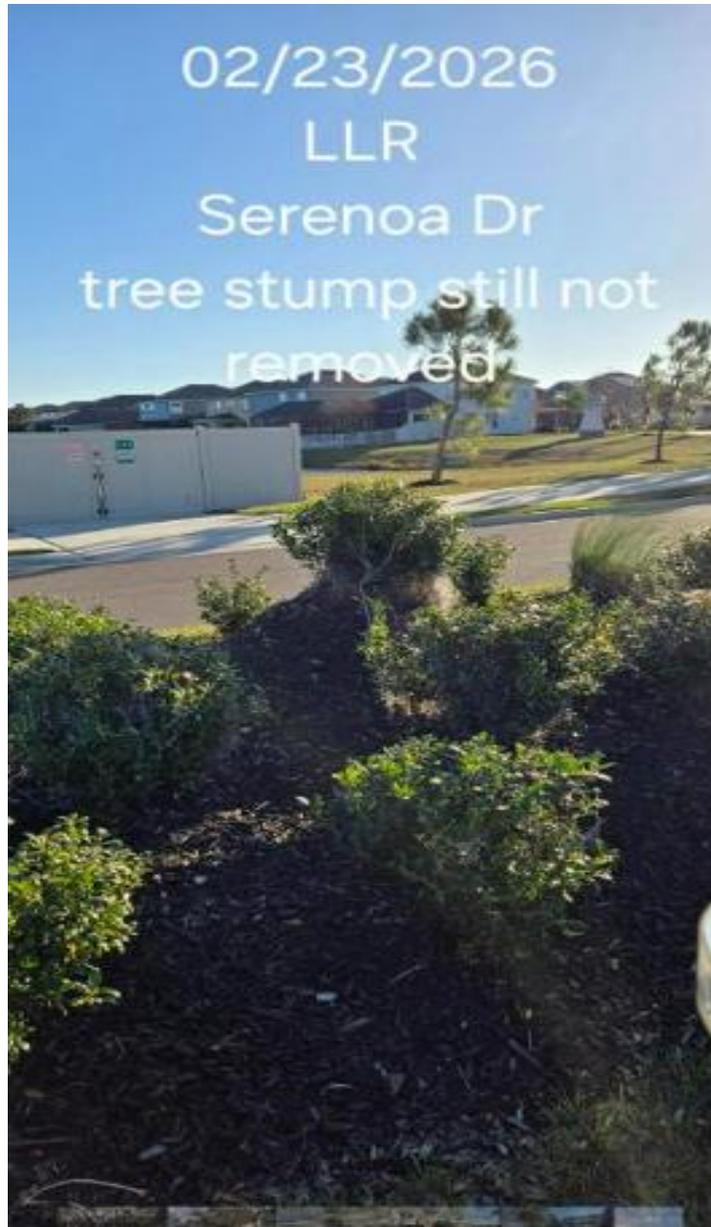


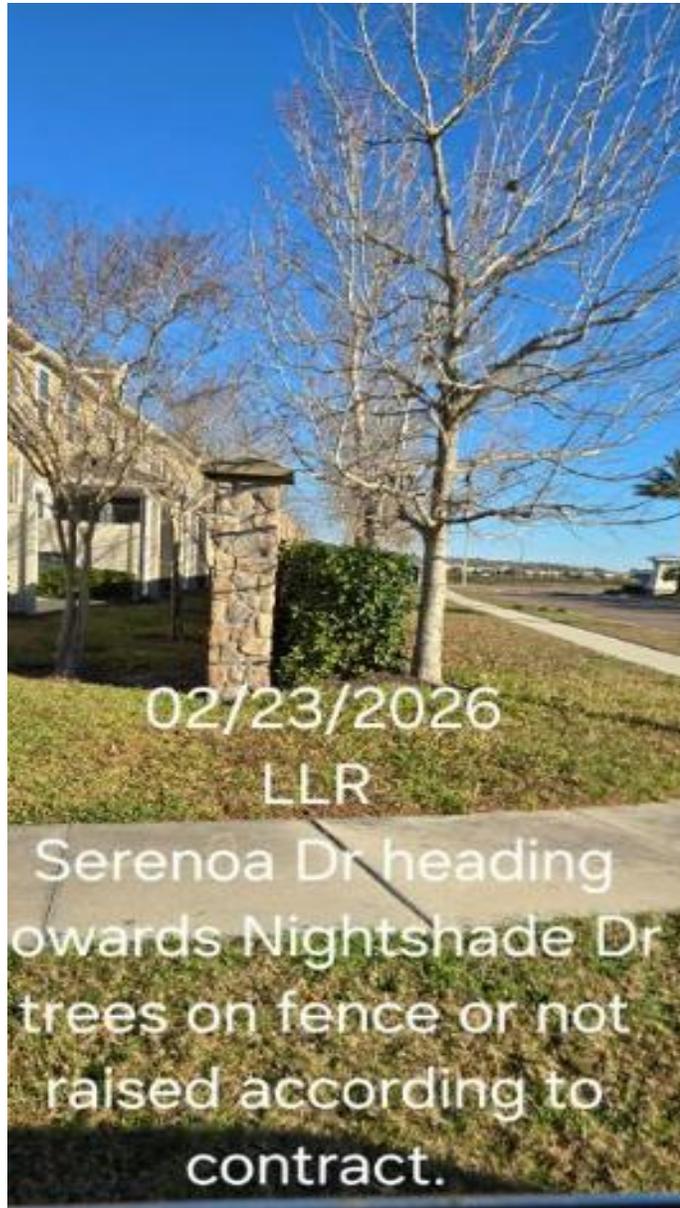


02/23/2026

LLR

Serenoa Dr
tree stump still not
removed





02/23/2026

LLR

Serenoa Dr heading
owards Nightshade Dr
trees on fence or not
raised according to
contract.



02/23/2026

LLR

Foxtail Pool entrance
trees need to be raised

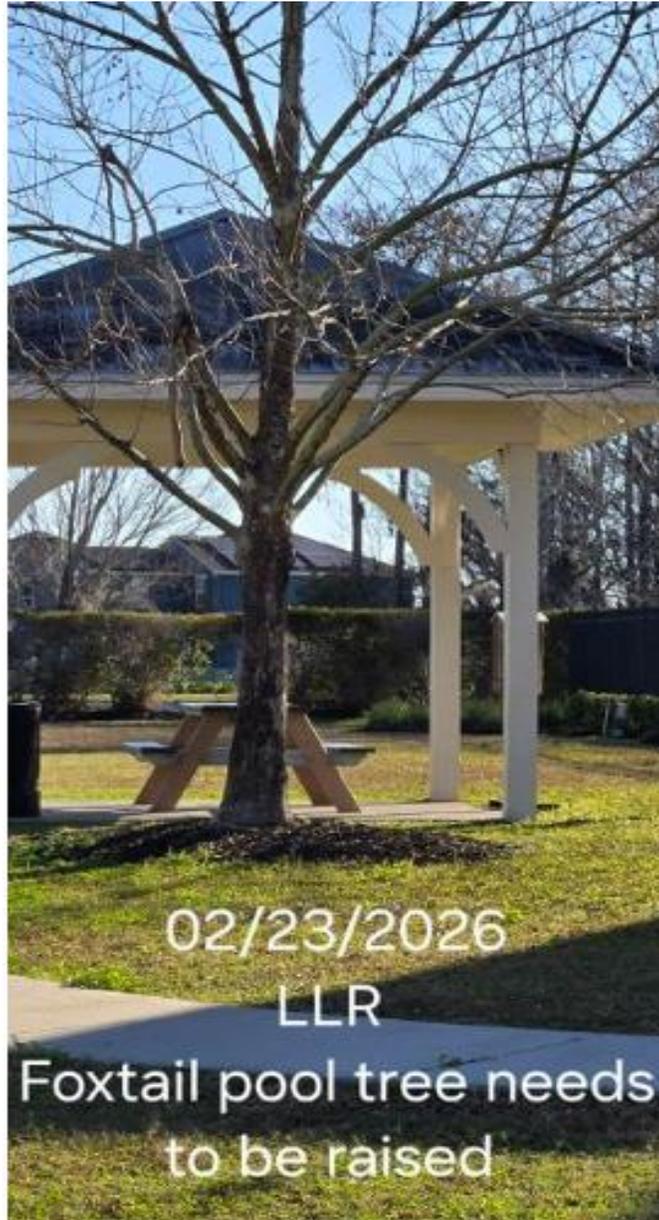
02/23/2026

LLR

Foxtail Pool

trees need to be raised

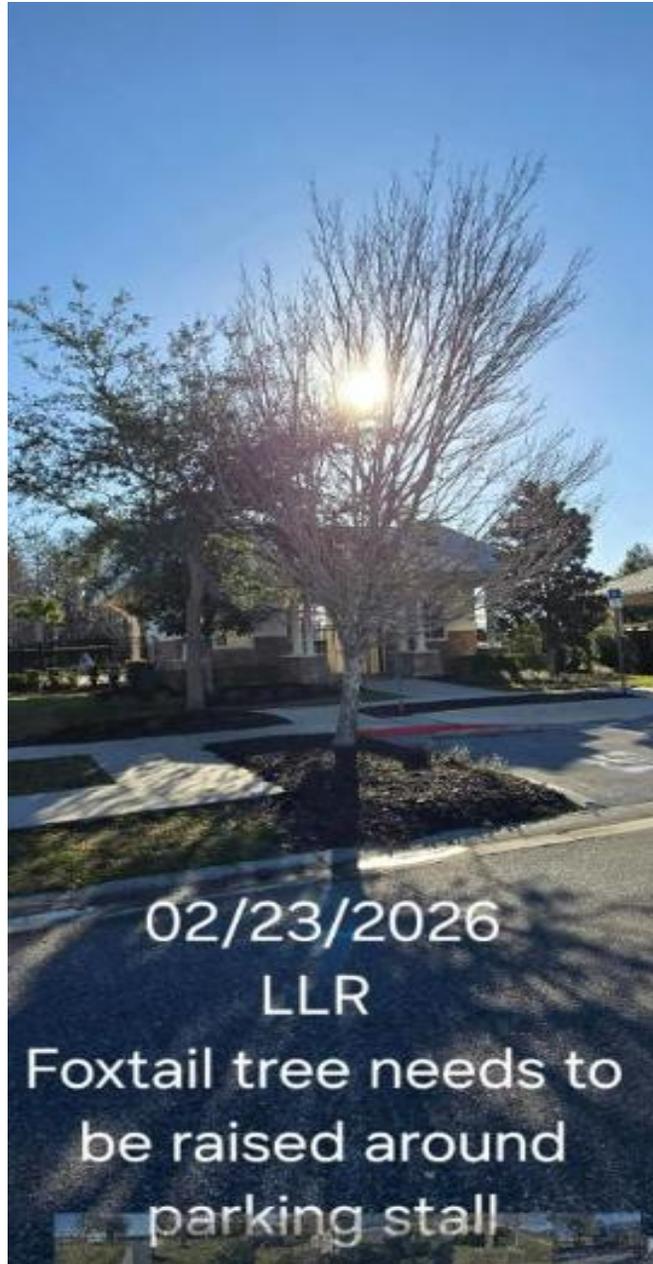




02/23/2026

LLR

Foxtail pool tree needs
to be raised



02/23/2026

LLR

Foxtail tree needs to
be raised around
parking stall



02/23/2026

LLR

Foxtail pool entrance
trees needing to be
raised



02/23/2026

LLR

Foxtail entrance off

Serenoa Dr

trees need to be raised



02/23/2026

LLR

Serenoa Dr

behind Foxtail pool
trees hanging low



02/23/2026

LLR

tree line behind Foxtail
pool need to be raised

02/23/2026

LLR

Clubhouse trees need
to be raised on fence
by basketball courts





Exhibit 8

[Return to Agenda](#)

DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
2.5.26	Police report for median tree	Amenity Manager	3.5.26	Bill to check if we can get <u>since</u> we are a government entity. Bill still does not have the information to file for a request
2.5.26	Verizon	Finance & Accounting	3.5.26	Since Frontier has been acquired, need to go online and ink the accounts. F&A will confirm when completed
02.05.2026	Stantec	Kutak/District Manager	03.05.2026	Agreement from Kutak sent. Sent <u>Strantec</u> revisions to Kutak on 02.23
02.05.2026	Mandas Minnows	District Manager	03.05.2026	Sent Contract to Mandas and followed up on 02.18 %02.23
02.05.2026	Fence Survey	District Manager	03.05.2026	Survey Proposal approved. Surveyor <u>encountered</u> issues at the site with the resident. It was determined the scope provided from DE was in <u>error</u> . New proposal for site has been advanced. Chair <u>ha</u> requested <u>followup</u> form DC on 02.23.2026
02.05.2026	Bay Pavers	District Manager	03.05.2026	Contract fully executed <u>ues</u> Wed Thurs -main pool - Feb 24-26th and Friday - Saturday for smaller pool
2.5.26	Middle Fountain Repair	Blue Water Aquatics	3.5.26	Middle fountain is still not working and lights are not working. Second pump is still not there, need to know when we can get this done. The repairs <u>are in</u> motion 02.198.2026
2.5.26	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no <u>motorized</u> vehicles, no fishing signs. Board requested an <u>updated</u> list of no keep, <u>keep</u> and new <u>additions</u> . Bill is working in 02.19
01.05.2026	Tow contract	Amenity Manager/ District Manager	3.5.26	Need to get a tow contract and iron out the law enforcement vehicles. One proposal obtained <u>from</u> <u>Beha & Nelson Tow Life Towing DBA Tow Life Towing</u> . Looking for another for agenda in March
2.5.26	Revised Towing Policy	COMPLETED	3.5.26	Post revised towing policy on website then give to the HOA to send out this message; set out reminder of the definition of motorized vehicles, and will not be tolerated, will be grounds for revocation of <u>privileges</u> . <u>This</u> has been completed
2.5.26	QR Code for Residents	Amenity Manager	3.5.26	Bill to set up QR code for residents to access CDD emails. The HOA is posting on social <u>media</u> . We have 29 responses so far
2.5.26	Separation from Anchor Stone	Kutak	3.5.26	Sara to work with Heidi to finalize separation from Anchor Stone. Email sent on 02.22.2026 with invoices
2.5.26	Weeds around Monuments	Red Tree Landscape	3.5.26	Weeds need to be cut back RT: Completed
2.5.26	Tree Stump on Long Lake Ranch Intersection	Red Tree Landscape	3.5.26	Stump still there and needs to be cut RT: Growth on stump removed; was not supposed to be removed.
2.5.26	Trees on <u>Sunlake</u> Median	Red Tree Landscape	3.5.26	The trees on the median need to be lifted RT: In progress with each property visit, soon to be completed
2.5.26	Firebush Install	Red Tree Landscape	3.5.26	Status - Not Done RT: John Burkett was scheduled to meet with a board member about the location suggestion, but no one showed up. Needs to be rescheduled.

2.5.26	Tree Cutting at Basketball Court	Red Tree Landscape	3.5.26	Red Tree to advise how many trees need to be cut. Need a solid count. RT: There are 11 trees to be removed, and a proposal was sent. Proposal is attached again for review.
2.5.26	Plant Material Proposal	Red Tree Landscape	3.5.26	Plant Material Proposal to be revised to include exact type of viburnum. Not to be installed until March.
2.5.26	Tree Removal	Red Tree Landscape	3.5.26	Red Tree needs to send <u>new proposal</u> with new amount of \$400. Proposal executed by <u>Chair</u> . Sent email in 02.23 for status Completed
2.5.26	Landscape maintenance behind Foxtail	Red Tree Landscape	3.5.26	Red Tree needs to address?? RT: Please provide details
1.5.26	Leak check	District Manager	03.05.2026	High water flow, Bill to check if we have a leak. At the 02.05 meeting the Board approved a utility report for \$85. Report sent to <u>redtree</u> and supervisors on 02.23
1.5.26	Approval Listing	District Manager	2.5.26	Presentation of Approval Listing FY 2026
1.5.26	Basketball court resurface	Amenity Manager	2.5.26	Get some asphalt proposals to have this done and then have it painted and striped afterwards. Need to get with Red Tree to see if root barriers can be installed before the court resurface
1.5.26	Foxtail pool filters	COMPLETED	2.5.26	UPDATE from 2/5: Pool filters are changed at the main pool and Foxtail does not need to be changed yet
1.5.26	Towing Advertisement	COMPLETED	ASAP	Check on status of the advertisement
1.5.26	Towing Policy	COMPLETED	2.5.26	Charles needs to send map to Sara for towing
1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara to send the language
1.5.26	Field Maintenance Report	COMPLETED	2.5.26	Send report to Red Tree for their review
1.5.26	Plant material rejuvenation	Red Tree Landscape	2.5.26	On north side of <u>LLR</u> from Nature View to <u>Sunlake</u> , the plant material needs to be rejuvenated. On the proposal, we need to identify exact details where the material was placed. RT: Proposal was submitted and is the revised copy is attached for review.
1.5.26	Tree cutback and lift	Red Tree Landscape	2.5.26	Update since December meeting RT: Lifting of pine trees in center medians on <u>Sunlake</u> Boulevard is half completed and is in progress during visits.
1.5.26	Mulch <u>install</u>	Red Tree Landscape	2.5.26	DONE , except Foxtail RT Completed and verified with Bill, Club Manager
1.5.26	<u>Serenia</u> Cutback	COMPLETED	2.5.26	DONE
1.5.26	New warrantied plant material	COMPLETED	2.5.26	DONE
1.5.26	Fire Bush install	Red Tree Landscape	2.5.26	NOT DONE -- added to Feb task list above RT: John Burkett scheduled to meet with <u>representative</u> from the Board about the Firebush placement, <u>who</u> did not attend and meet with John.
1.5.26	Sabal Palm Install	COMPLETED	2.5.26	DONE
1.5.26	Formal proposal for playground mulch	COMPLETED	02.05.2026	Get formal proposal, let Red Tree know it's a no-go on their proposal. Project completed 02.05
1.5.26	French Drain Proposal	Stantec	2.5.26	Need proposal for French Drain. New DE will be
12.4.2025	Payment by Anchor Stone	COMPLETED	12.15.25	Board advised Anchor Stone needed to make payment ASAP on the \$10,000 overpayment
12.4.2025	Fire hydrant project	COMPLETED	1.5.26	Needs to be painted red for regulation
12.4.2025	Windscreens	COMPLETED	12.20.25	To be installed
12.4.2025	Mulch at playground	District Manager	1.5.26	Need mulch at playground, get a proposal, contact the new guy for the mulch at playground

12.4.2025	Pavilion lights	COMPLETED	1.5.26	Manufacturer supposed to come out
12.4.2025	HCA Communication	Field Manager	1.5.26	Communicate with HCA regarding signage
12.4.2025	EGIS FEMA changes	COMPLETED	COMPLETE	Email sent to supervisors, none of the district infrastructure was impacted
12.4.2025	Foxtail pool repair	COMPLETED	1.5.26	When is Cooper Pools doing the repair at Foxtail
12.4.2025	Stenner Feed Pump	COMPLETED	1.5.26	Check with Cooper Pools and see if they have done the work from July 12, 2025
12.4.2025	Peter Chow/ Candyman deposits	District Manager	1.5.26	Check with them on making deposits
12.4.2025	Southstate bank	District Manager	1.5.26	Check with Southstate bank to see if they have a municipal advisor
12.4.2025	Fees identified in financials	COMPLETED	1.5.26	Make sure excess fees are identified in financials
10.02.2025	Towing Policy	COMPLETED	01.07.2026	Towing Public Hearing will be on the January agenda
06.15.2025	Lights Out Around Monuments & Amenity	COMPLETED	10.30.2025	Will be arranging for the manufacturer to be on site to investigate the matter. He will advise further on resolution of the matter.
10.02.2025	Serenoa Roundabout Cut Back Project	COMPLETED	11.06.2025	Proposal was approved at the November meeting - waiting on project completion
10.02.2025	Pool Resurface - Foxtail	COMPLETED	11.06.2025	The Board motioned at the November meeting to go with Cooper Pools -- awaiting timeline to completion
	Street Light conversion	District Manager	12.04.2025	Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6 - 9 months out. Followed up via email for an <u>estimates</u> timeline deliverable - no response. Estimates will be on the agenda for March
10.02.2025	Meet with Mr. Bailey regarding the sign	Field Manager	12.04.2025	Joe has reached out several <u>times to</u> HCA for a mockup of the signage. Calls have not been <u>returned</u> . Will continue to call and hopefully have a response for meeting time
		District Manager		A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding.
03.15.2025	Insurance & Car Hit on Sunlake		12.04.2025	

Exhibit 9

Return to Agenda



813-455-3809
19007 U.S. 41 B, LUTZ, FL. 33549
17604 U.S. 41 #19, LUTZ, FL. 33549
TOWLIFETOWING@GMAIL.COM

AGREEMENT FOR PRIVATE PROPERTY IMPOUNDS
State of Florida Statutes 715.05, 715.07, 713.78 & 713.785

This agreement is entered on (Date) _____

Between **Beba & Nelson Tow Life Towing DBA Tow Life Towing**

And _____

The physical address of the property to which the binding agreement refers is as follows:

The binding agreement gives TOW LIFE TOWING the authority to enter upon said property and remove any vehicles which are deemed unauthorized, abandoned, illegally parked, or inoperable per the terms of this agreement and as shown on the attached addendum below.

The exclusive use of TOW LIFE TOWING by the party named above shall commence on the day of:

_____ and the contract shall remain in full force until canceled by either party.

TOW LIFE TOWING acts as an independent contractor and will assume all liabilities for damages incurred as a result of the removal and storage of such vehicles. All fees to be charged for towing, storage, or immobilization shall not exceed the amounts established by the Board of County Commissioners.

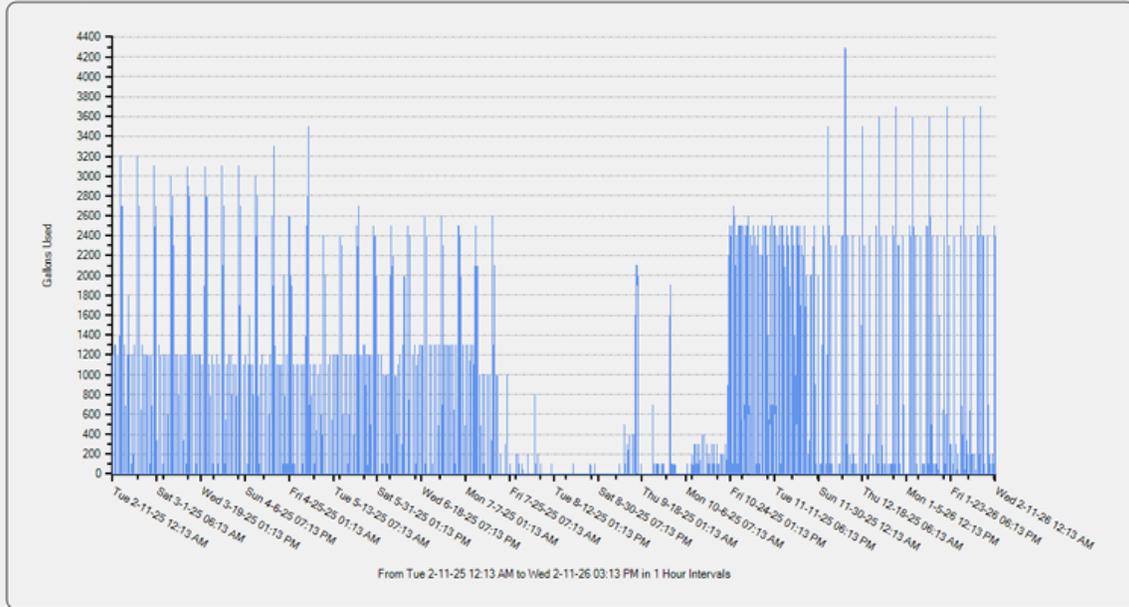
TOW LIFE TOWING will assume all responsibilities in the notification of law enforcement agencies in reporting the impoundment of such vehicles. Vehicles will be towed & stored in our secured lot at the address above.

Exhibit 10

Return to Agenda

ORION Profile Viewer - Copyright 2026 Badger Meter, Inc.

ORION Meter Reading Profile
Serial # 85760233



From Tue 2-11-25 12:13 AM to Wed 2-11-26 03:13 PM in 1 Hour Intervals

Profile Name: 85760233 20260211 205432

Exhibit 11

Return to Agenda

Court Project

PROPOSAL

TO: Bill York	Project: Long Lake Ranch CDD - (2) Half-Basketball Replacements
Long Lake Ranch CDD	Address: 19037 Long Lake Ranch Boulevard
19037 Long Lake Ranch Boulevard	Lutz, FL 33558
Lutz, FL 33558	Date: 2/13/2026

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

- | | |
|---|--------------------|
| 1. Drawings & Permitting (Qty.: 1 EA) | \$2,500.00 |
| <i>Description of Services:</i>
Prepare site drawings, layouts, and supporting documentation as required by municipality or owner for approval. Includes permit application assistance. | |
| 2. Remove Sport Equipment – Posts / Nets / Hoops (Qty.: 2 EA) | \$1,000.00 |
| <i>Description of Services:</i>
Disconnect, dismantle, and remove existing sport equipment such as posts, nets, and hoops. Includes hauling off site. | |
| 3. Saw Cut and Demo Asphalt Surface (Qty.: 3780 SF) | \$15,120.00 |
| <i>Description of Services:</i>
Saw cut asphalt surface, break up, load out, and haul off site. Includes labor, equipment, and disposal. | |
| 4. Install Asphalt Base – 5" Stone + 2" HMA (Qty.: 3780 SF) | \$31,941.00 |
| <i>Description of Services:</i>
Excavate to subgrade, place and compact 5" stone base, and install 2" hot-mix asphalt wearing course. Includes equipment, labor, and haul-off of spoils. | |
| 5. Court Surfacing (Asphalt Base) (Qty.: 3780 SF) | \$11,200.00 |
| <i>Description of Services:</i>
Includes:
- Application of two (2) coats of acrylic resurfacer
- Application of two (2) coats of acrylic color coating (standard colors) | |

6.	Striping – Basketball Half Court (Qty.: 1 EA)	\$640.00
	<i>Description of Services:</i> Mask, layout, and apply two coats of line paint for one half-court basketball layout. Includes material and labor.	
7.	Basketball – Dominator 54" Glass Backboard	\$5,270.00
	<i>Description of Services:</i> Deliver Dominator 54" tempered glass basketball backboard system with post and rim.	
8.	Install Basketball Hoop (Qty.: 2 EA)	\$1,000.00
	<i>Description of Services:</i> Excavate, pour footing, set post, assemble and plumb hoop per manufacturer's specifications.	
9.	General Conditions	\$7,101.00
	<i>Description of Services:</i> Includes project mobilization/demobilization, site setup, dumpsters/hauling, portable restrooms, temporary power or water if required, small tools/consumables, daily cleanup, supervision/administration, insurance, and other general project expenses.	

Subtotal:	\$75,772.00
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$75,772.00

Terms and Conditions

1. PRICING & PAYMENT TERMS

Payment Terms:

- 50% deposit due upon contract signing
- 25% commencement payment due at project start
- 25% final payment due upon project completion
- All payments are due within five (5) business days of invoice issuance

Final payment is due upon substantial completion, defined as the point at which the court is ready for use, regardless of minor punch list items.

Late Payments:

Past due balances are subject to a 10% late fee plus interest at 1.5% per month (18% annualized). Court Project may suspend work or withhold project deliverables, including completion documents and warranties, until full payment is received.

2. TERMS & CONDITIONS

- Proposal valid for 30 days from the proposal issue date
- Changes to the scope of work require a written change order
- Court Project will obtain and submit permits under its GC license if this is part of the agreed scope. Permit fees are excluded unless otherwise specified.
- Project schedule may be adjusted due to weather, supplier delays, or unforeseen site conditions
- Pricing is subject to change if excessive structural cracks are identified
- Court Project's liability under this agreement shall not exceed the total contract value.
- Client shall provide clear site access, water, and power during the project (unless otherwise stated).

3. GUARANTEE & WARRANTY

Court Project guarantees all workmanship and materials directly provided by our team for a period of one (1) year from the project completion date.

Exclusions:

- Normal wear and tear
- Damage caused by extreme weather, ground movement, or improper use
- Issues arising from third-party materials or installations not provided by Court Project
- Lack of proper maintenance (e.g., regular cleaning, avoiding misuse, resurfacing as recommended)

Disclaimer on Preexisting Foundations:

Court Project does not warrant any preexisting concrete or asphalt foundations not constructed by our team. Failures such as peeling, bubbling, or adhesion loss that result from foundational defects (e.g., improper mix, lack of vapor barriers, previous coatings) are outside our responsibility. Any required repairs due to these conditions will be subject to a change order and are not covered under warranty.

This clause is included to protect both parties and ensure transparency regarding unknown conditions beneath the court surface.

Contractor: Andrew Stephan
Court Project LLC

2/13/2026
Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____
Long Lake Ranch CDD

Date

Exhibit 12

Return to Agenda

Court Project

PROPOSAL

TO: Bill York	Project: Long Lake Ranch CDD - Full Basketball Court
Long Lake Ranch CDD	Address: 19037 Long Lake Ranch Boulevard
19037 Long Lake Ranch Boulevard	Lutz, FL 33558
Lutz, FL 33558	Date: 2/13/2026

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

- 1. Drawings & Permitting (Qty.: 1 EA) \$2,500.00**
Description of Services:
Prepare site drawings, layouts, and supporting documentation as required by municipality or owner for approval. Includes permit application assistance.
- 2. Install Concrete Slab – 4" Reinforced (Qty.: 5040 SF) \$54,432.00**
Description of Services:
Excavate and grade, formwork, place reinforcement, pour and finish 4" concrete slab with wire mesh and fiber mesh per specifications.
- 3. Court Surfacing (Concrete Base) (Qty.: 5040 SF) \$14,352.00**
Description of Services:
Includes:
 - Application of adhesion promoter
 - Application of two (2) coats of acrylic resurfacer
 - Application of two (2) coats of acrylic color coating (standard colors)
- 4. Basketball – Dominator 54" Glass Backboard \$5,720.00**
Description of Services:
Deliver Dominator 54" tempered glass basketball backboard system with post and rim.
- 5. Install of Tennis / Pickleball / Volleyball Sleeves (Qty.: 2 EA) \$1,000.00**
Description of Services:
Excavate and pour concrete foundations with sleeves for tennis, pickleball, or volleyball post systems. Includes alignment and leveling.

6. General Conditions **\$8,413.00**

Description of Services:

Includes project mobilization/demobilization, site setup, dumpsters/hauling, portable restrooms, temporary power or water if required, small tools/consumables, daily cleanup, supervision/administration, insurance, and other general project expenses.

Subtotal:	\$86,417.00
<i>*0% Tax:</i>	<i>\$0.00</i>
TOTAL:	\$86,417.00

Terms and Conditions

1. PRICING & PAYMENT TERMS

Payment Terms:

- 50% deposit due upon contract signing
- 25% commencement payment due at project start
- 25% final payment due upon project completion
- All payments are due within five (5) business days of invoice issuance

Final payment is due upon substantial completion, defined as the point at which the court is ready for use, regardless of minor punch list items.

Late Payments:

Past due balances are subject to a 10% late fee plus interest at 1.5% per month (18% annualized). Court Project may suspend work or withhold project deliverables, including completion documents and warranties, until full payment is received.

2. TERMS & CONDITIONS

- Proposal valid for 30 days from the proposal issue date
- Changes to the scope of work require a written change order
- Court Project will obtain and submit permits under its GC license if this is part of the agreed scope. Permit fees are excluded unless otherwise specified. □
- Project schedule may be adjusted due to weather, supplier delays, or unforeseen site conditions
- Pricing is subject to change if excessive structural cracks are identified
- Court Project's liability under this agreement shall not exceed the total contract value.
- Client shall provide clear site access, water, and power during the project (unless otherwise stated).

3. GUARANTEE & WARRANTY

Court Project guarantees all workmanship and materials directly provided by our team for a period of

one (1) year from the project completion date.

Exclusions:

- Normal wear and tear
- Damage caused by extreme weather, ground movement, or improper use
- Issues arising from third-party materials or installations not provided by Court Project
- Lack of proper maintenance (e.g., regular cleaning, avoiding misuse, resurfacing as recommended)

Disclaimer on Preexisting Foundations:

Court Project does not warrant any preexisting concrete or asphalt foundations not constructed by our team. Failures such as peeling, bubbling, or adhesion loss that result from foundational defects (e.g., improper mix, lack of vapor barriers, previous coatings) are outside our responsibility. Any required repairs due to these conditions will be subject to a change order and are not covered under warranty.

This clause is included to protect both parties and ensure transparency regarding unknown conditions beneath the court surface.

Contractor: Andrew Stephan 2/13/2026
Court Project LLC Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____ Date
Long Lake Ranch CDD

Exhibit 13

Return to Agenda

Long Lake Ranch Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
January 31, 2026**

Long Lake Ranch CDD
Balance Sheet
January 31, 2026

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service 2014 Fund</u>	<u>Debt Service 2015 Fund</u>	<u>Debt Service 2016 Fund</u>	<u>Total</u>
1 Assets:						
2 Operating Account-SS	\$ 321,936	\$ -	\$ -	\$ -	\$ -	\$ 321,936
3 Money Market Account- SS	3,193,768	1,283,784	-	-	-	4,477,552
4 Debit Card - SS	549	-	-	-	-	549
5 Small Checking - SS	500	-	-	-	-	500
6 Petty Cash	3,187	-	-	-	-	3,187
7 Trust Accounts						
8 Revenue Fund	-	-	137,528	62,050	35,948	235,527
9 Reserve Fund	-	-	316,250	117,969	95,378	529,597
10 Prepayment Fund	-	-	250	-	116	366
11 Accounts Receivable	10,800	-	-	-	-	10,800
12 Assessments Receivable-On Roll	-	-	-	-	-	-
13 Excess Fees - Receivable	-	-	-	-	-	-
14 Due from Other Funds	-	-	360,085	267,581	217,619	845,285
15 Prepaid Expenses	1,225	-	-	-	-	1,225
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	<u>3,593,822</u>	<u>1,283,784</u>	<u>814,113</u>	<u>447,600</u>	<u>349,061</u>	<u>6,488,380</u>
18 Liabilities:						
19 Accounts Payable	66,183	-	-	-	-	66,183
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	-	-	-	-	-	-
22 Deferred Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	845,285	-	-	-	-	845,285
23 TOTAL LIABILITIES	<u>911,468</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>911,468</u>
24 Fund Balance						
25 Non-Spendable	63,083	-	-	-	-	63,083
26 Assigned: Capital Reserves	287,256	1,283,784	-	-	-	1,571,040
27 Assigned:2-Month Operating Capital	210,242	-	-	-	-	210,242
28 Restricted for Debt Service	-	-	814,113	447,600	349,061	1,610,774
29 Unassigned	2,121,773	-	-	-	-	2,121,773
30 TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 3,593,822</u>	<u>\$ 1,283,784</u>	<u>\$ 814,113</u>	<u>\$ 447,600</u>	<u>\$ 349,061</u>	<u>\$ 6,488,380</u>

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 Revenues:								
2 Assessments Levied								
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 806,684	\$ 35,596	\$ 1,005,157	\$ 1,202,714	\$ (197,557)	84%
4 Assessments Levied for General Fund Transfer to Resi	-	-	350,000	-	350,000	350,000	-	100%
5 Early Payment Discount	-	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	-	0%
7 Additional Revenue								
8 Tennis	500	500	-	1,000	2,000	6,000	(4,000)	33%
9 Room Rentals	-	-	-	-	-	-	-	0%
10 Gate Access Cards	-	-	-	-	-	-	-	0%
11 Miscellaneous Revenue	250	-	13,411	-	13,661	-	13,661	0%
12 Interest	8,344	6,627	8,538	11,010	34,519	-	34,519	0%
13 Advertisement Rental	-	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	-	-	76,518	(76,518)	0%
16 TOTAL REVENUE	9,094	170,004	1,178,632	47,606	1,405,337	1,635,232	(229,895)	86%
17 Expenditures:								
18 Administrative								
19 Supervisors-Regular Meetings	1,015	1,015	800	1,015	3,846	13,000	(9,154)	30%
20 Supervisors-Workshops	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	61	61	245	1,071	(826)	23%
22 Payroll Services Fees	50	50	50	50	200	700	(500)	29%
23 District Management	1,250	1,250	-	-	2,500	15,000	(12,500)	17%
24 Administrative	417	417	-	-	833	5,000	(4,167)	17%
25 Accounting	833	833	-	-	1,667	10,000	(8,333)	17%
26 Assessment Roll Preparation	417	417	-	-	833	5,000	(4,167)	17%
27 Dissemination Agent	250	250	-	-	500	3,000	(2,500)	17%
28 District Counsel	-	7,198	4,161	7,426	18,784	45,000	(26,217)	42%
29 District Engineer	-	-	-	-	-	10,000	(10,000)	0%
30 Arbitrage Rebate Calculation	-	-	-	-	-	1,500	(1,500)	0%
31 Trustee Fees	3,950	-	3,950	-	7,900	13,768	(5,868)	57%
32 Bank Fees	25	60	-	-	85	150	(65)	56%
33 Auditing	-	-	-	-	-	3,700	(3,700)	0%
34 Regulatory Permits and Fees	175	-	-	-	175	175	-	100%
35 Property Taxes	-	-	210	-	210	250	(40)	84%
36 Legal Advertising	-	-	55	-	55	1,500	(1,445)	4%
37 Website Hosting	-	-	1,538	-	1,538	2,015	(478)	76%
38 TOTAL ADMINISTRATIVE	8,443	11,551	10,824	8,552	39,369	131,829	(92,460)	30%
39 Insurance								
40 Public Officials, General Liability & Property Insurance	32,118	-	-	-	32,118	34,313	(2,195)	94%
41 TOTAL INSURANCE	32,118	-	-	-	32,118	34,313	(2,195)	94%
42 Utilities								
43 Utilities-Electricity	-	5,097	4,460	5,093	14,650	61,200	(46,550)	24%
44 Utilities-Streetlights	-	8,698	8,682	8,783	26,163	117,300	(91,137)	22%
45 Utilities-Water/Sewer	58	276	3,238	2,433	6,005	18,000	(11,995)	33%
46 Utilities-Solid Waste Assessment	-	-	221	-	221	1,530	(1,309)	14%
47 Utilities-Solid Waste Removal	120	120	120	120	480	2,040	(1,560)	24%
48 TOTAL UTILITIES	178	14,191	16,721	16,430	47,519	200,070	(152,551)	24%
49 Security								
50 Security Repairs & Maintenance	-	-	-	-	-	7,500	(7,500)	0%
51 TOTAL SECURITY	-	-	-	-	-	7,500	(7,500)	0%

**LONG LAKE RANCH CDD
General Fund**

**Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026**

	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
52 Community Maintenance								
53 Field Services	417	417	215	-	1,048	5,000	(3,952)	21%
54 Fountain Service Repair & Maintenance	-	1,546	136	750	2,432	5,000	(2,568)	49%
55 Aquatic Maintenance	2,460	2,460	2,460	2,460	9,840	29,520	(19,680)	33%
56 Mitigation Area Monitoring & Maintenance	-	-	-	-	-	3,100	(3,100)	0%
57 Aquatic Plant Replacement	-	-	-	-	-	2,750	(2,750)	0%
58 Fish Stocking	-	-	-	-	-	12,000	(12,000)	0%
59 Lake & Pond Maintenance	-	-	-	-	-	5,000	(5,000)	0%
60 Entry & Walls Maintenance	-	-	-	-	-	2,500	(2,500)	0%
61 Landscape Maintenance-Contract	14,085	14,085	14,085	14,085	56,341	180,920	(124,579)	31%
62 Landscape Replacement-Mulch	-	-	49,500	-	49,500	72,000	(22,500)	69%
63 Landscape Replacement Annuals	8,181	-	8,181	-	16,362	39,996	(23,634)	41%
64 Landscape Replacement Plants & Shrubs	-	-	-	-	-	90,760	(90,760)	0%
65 Tree Trimming & Maintenance	4,400	-	3,200	-	7,600	45,000	(37,400)	17%
66 Other Landscape-Fire Ant Treatment	-	-	-	-	-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	35	1,181	-	4,905	6,120	15,000	(8,880)	41%
68 Decorative Lights Maintenance	-	-	2,500	-	2,500	15,000	(12,500)	17%
69 Volunteer Supplies	-	-	-	-	-	-	-	0%
70 Pressure Washing	-	-	-	-	-	37,000	(37,000)	0%
71 Field Contingency	2,600	-	453	-	3,053	30,627	(27,574)	10%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	80,730	22,200	154,797	595,673	(440,876)	26%
73 Road & Street Facilities								
74 Sidewalk Repair & Maintenance	-	-	-	-	-	1,000	(1,000)	0%
75 Roadway Repair & Maintenance	-	-	-	-	-	2,500	(2,500)	0%
76 Signage Repair & Replacement	-	-	-	-	-	20,000	(20,000)	0%
77 TOTAL ROAD & STREET FACILITIES	-	-	-	-	-	23,500	(23,500)	0%
78 Amenity Maintenance								
79 Clubhouse Management	10,357	9,915	18,885	9,305	48,462	141,296	(92,834)	34%
80 Seasonal Pool Attendants	-	-	-	-	-	9,800	(9,800)	0%
81 Cell Phone for Attendants	-	-	-	-	-	100	(100)	0%
82 Pool Maintenance-Contract	3,200	3,230	3,200	3,200	12,830	40,000	(27,170)	32%
83 Dog Waste Station Supplies	-	-	-	-	-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	1,717	863	5,981	21,000	(15,019)	28%
85 Office Supplies	-	-	-	-	-	1,200	(1,200)	0%
86 Furniture Repair/Replacement	-	-	-	-	-	1,750	(1,750)	0%
87 Pool Repairs	-	-	-	4,935	4,935	2,000	2,935	247%
88 Pool Permits	-	-	-	-	-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	418	418	421	417	1,674	5,000	(3,326)	33%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	-	2,000	(2,000)	0%
91 Computer Support, Maintenance & Repair	-	-	-	-	-	1,000	(1,000)	0%
92 Park & Playground Maintenance & Repair	-	-	-	-	-	6,600	(6,600)	0%
93 Pest Control	100	100	100	105	405	3,600	(3,196)	11%
94 Clubhouse Janitorial Supplies	-	-	-	-	-	3,000	(3,000)	0%
95 TOTAL PARKS & RECREATION	15,975	15,164	24,323	18,825	74,287	242,346	(168,059)	31%
96 Project Budget								
97 Capital Outlay	-	-	-	-	-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	88,891	60,594	132,598	66,007	348,090	1,285,231	(937,141)	27%
100 Total Excess Expenditures Over (Under) Revenues	(79,797)	109,410	1,046,035	(18,401)	1,057,247	350,001	937,141	
101 Total Other Financing Sources (Uses)								
102 County Collection Costs	-	-	-	-	-	-	-	
103 Transfers In	-	-	-	-	-	-	-	
104 Transfers Out	-	-	-	-	-	350,000	350,000	
105 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	350,000	350,000	
106 Fund Balance - Beginning	1,625,107	1,545,311	1,654,721	2,700,755	1,625,107	1,625,107		
107 Net Change In Fund Balance	(79,797)	109,410	1,046,035	(18,401)	1,057,247	700,001		
108 Fund Balance - Ending-Projected	1,545,311	1,654,721	2,700,755	2,682,354	2,682,355	2,325,108		

**Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026**

	FY 2026 Approved Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 Revenues:			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discout	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	-	-
6 Total Revenues	-	-	-
7 Expenditures:			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 Total Expenditures	-	-	-
11 Excess Expenditures Over (Under) Revenues	-	-	-
12 Other Financing Sources & Uses			
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	350,000	-	(350,000)
15 Transfers Out	-	-	-
16 Total Other Finances Sources & Uses	350,000	-	350,000
17 Net Change in Fund Balance	350,000	-	(350,000)
18 Fund Balance-Beginning	1,283,784	1,283,784	-
19 Fund Balance - Ending	\$ 1,633,784	\$ 1,283,784	\$ (350,000)
20 Analysis of Fund Balance			
21 Assigned: Future Capital Improvements	1,283,784	1,283,784	
23 Fund Balance - Ending	1,283,784	1,283,784	

Long Lake Ranch CDD
Debt Service -Series 2014
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

	<u>FY 2026 Approved Budget</u>	<u>FY2026 Actual Actual Total Year-to-Date</u>	<u>Variance Over (Under) to Budget</u>
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 357,743	\$ 40,243
3 Excess Fees	-	-	-
4 Interest Revenue	-	6,184	6,184
5 Total Revenues	<u>317,500</u>	<u>363,927</u>	<u>46,427</u>
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	107,250	106,800	(450)
9 May 1, 2026	105,000	-	(105,000)
10 Principal Retirement:			
11 May 1, 2026	104,100	-	(104,100)
12 Principal Prepayment	-	5,000	5,000
13 Total Expenditures	<u>316,350</u>	<u>111,800</u>	<u>(204,550)</u>
14 Excess Expenditures Over (Under) Exp.	<u>1,150</u>	<u>252,127</u>	<u>250,977</u>
15 NET Change in Fund Balance	<u>1,150</u>	<u>252,127</u>	<u>250,977</u>
16 Fund Balance-Beginning	561,986	561,986	-
17 Fund Balance - Ending	<u>\$ 563,136</u>	<u>\$ 814,113</u>	<u>\$ 250,977</u>

Long Lake Ranch CDD
Debt Service -Series 2015
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 265,843	\$ 29,905
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,842	2,842
5 Total Revenues	235,938	268,685	32,747
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	82,419	82,419	(0)
9 May 1, 2026	70,000	-	(70,000)
10 Principal Retirement:			
11 May 1, 2026	80,319	-	(80,319)
12 Principal Prepayment	-	-	-
13 Total Expenditures	232,738	82,419	(150,319)
14 Excess Expenditures Over (Under) Exp.	3,200	186,266	183,066
15 NET Change in Fund Balance	3,200	186,266	183,066
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 447,600	\$ 183,066

Long Lake Ranch CDD
Debt Service -Series 2016
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 31, 2026

	<u>FY 2026 Approved Budget</u>	<u>FY2026 Actual Actual Total Year-to-Date</u>	<u>Variance Over (Under) to Budget</u>
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 216,202	\$ 24,321
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,098	2,098
5 Total Revenues	<u>191,881</u>	<u>218,299</u>	<u>26,418</u>
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	59,100	58,744	(356)
9 May 1, 2026	75,000	-	(75,000)
10 Principal Retirement:			
11 May 1, 2026	57,600	-	(57,600)
12 Principal Prepayment	-	5,000	5,000
13 Total Expenditures	<u>191,700</u>	<u>63,744</u>	<u>(127,956)</u>
14 Excess Expenditures Over (Under) Exp.	<u>181</u>	<u>154,556</u>	<u>154,374</u>
15 NET Change in Fund Balance	<u>181</u>	<u>154,556</u>	<u>154,375</u>
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	<u>\$ 194,686</u>	<u>\$ 349,061</u>	<u>\$ 154,375</u>

-

Bank Reconciliation
For the Period of October 1, 2025 through January 31, 2026

Balance per Bank Statement	336,750
Plus: Deposits in Transit	-
Less: Outstanding Checks	(14,814)
<i>Adjusted Bank Balance</i>	<u><u>321,936</u></u>

Beginning Balance	371,303
Receipts	1,886,889
Disbursements	(1,945,606)
<i>Balance per Book</i>	<u><u>312,587</u></u>

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning Balance			\$ 87,272.28
10/1/2025	5065	Anchor Stone Management, LLC	Inv 14		3,583.34	83,688.94
10/1/2025	5066	RedTree Landscape Systems	Landscape Maint		14,085.25	69,603.69
10/1/2025	5067	Cooper Pools Inc	Pool Maintenance		3,200.00	66,403.69
10/1/2025	100125ach	Duke Energy	Summary Bill 8/2-9/2		13,771.84	52,631.85
10/3/2025			Deposit	5,129.29		57,761.14
10/4/2025	5068	RedTree Landscape Systems	Irrigation Repairs		275.00	57,486.14
10/4/2025	5069	RedTree Landscape Systems	irrigation repairs		75.64	57,410.50
10/4/2025	5070	RedTree Landscape Systems	irrigation repairs		49.50	57,361.00
10/4/2025	5071	RedTree Landscape Systems	irrigation repairs		148.00	57,213.00
10/4/2025	5072	RedTree Landscape Systems	irrigation repairs		39.00	57,174.00
10/4/2025	5073	RedTree Landscape Systems	irrigation repairs		34.50	57,139.50
10/4/2025	5074	RedTree Landscape Systems	irrigation repairs		229.88	56,909.62
10/4/2025	5075	RedTree Landscape Systems	irrigation repairs		75.62	56,834.00
10/4/2025	5076	RedTree Landscape Systems	tree removal		650.00	56,184.00
10/4/2025	5077	RedTree Landscape Systems	tree repair		3,000.00	53,184.00
10/4/2025	5078	RedTree Landscape Systems	tree maint		750.00	52,434.00
10/7/2025	5079	Coastal Waste & Recycling, Inc.	waste collection		120.24	52,313.76
10/7/2025	5080	WRB Painting LLC	Painting		5,950.00	46,363.76
10/9/2025	100925ach1	Frontier	Phone-Internet 9/15-10/14		150.99	46,212.77
10/9/2025	100925ach2	Frontier	Phone-Internet 9/15-10/14/25		265.92	45,946.85
10/10/2025	101025ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	45,826.61
10/10/2025	101025ach	Engage PEO	BOS 10-2-25		757.10	45,069.51
10/10/2025	71	William Pellan	BOS MTG 10/2-25		184.70	44,884.81
10/10/2025	72	Darrell Thompson	BOS 10-2-25		184.70	44,700.11
10/15/2025	5081	RedTree Landscape Systems	landscape enhancement		8,181.00	36,519.11
10/15/2025	101525ach	Florida Commerce	Special Dist Filling Fee		175.00	36,344.11
10/20/2025	5082	Bryans Fence LLC	Fence word		12,600.00	23,744.11
10/21/2025	5083	Turner Pest Control LLC	pest control		100.00	23,644.11
10/21/2025	5085	American Power Washing			2,249.00	21,395.11
10/22/2025	102225ach	Pasco County Utilities Services Branch	18981 long lake ranch blvd		173.40	21,221.71
10/22/2025	102225ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		148.55	21,073.16
10/24/2025			Funds Transfer Out		500.00	20,573.16
10/28/2025	5086	GHS LLC	Aquatic Maint		2,460.00	18,113.16
10/28/2025			Funds Transfer In	100,000.00		118,113.16
10/29/2025	5086	Egis Insurance & Risk Advisors	Policy #100125769		32,118.00	85,995.16
10/31/2025	103125ach	Duke Energy	Summary Bill 9/3-10/1		12,946.08	73,049.08
10/31/2025				105,129.29	119,352.49	73,049.08
11/3/2025	5087	Cooper Pools Inc	Pool Maintenance		3,200.00	69,849.08
11/3/2025	5088	RedTree Landscape Systems	Landscape Maint		14,085.25	55,763.83
11/3/2025	5089	Anchor Stone Management, LLC	Invoice for payroll		4,989.10	50,774.73
11/3/2025	5090	Anchor Stone Management, LLC	Inv 18		3,583.34	47,191.39
11/3/2025	5091	Anchor Stone Management, LLC	Invoice for payroll		5,178.47	42,012.92
11/4/2025			Funds Transfer		-	42,012.92
11/4/2025			Funds Transfer	75,000.00		117,012.92
11/6/2025			Deposit	16,639.45		133,652.37
11/10/2025	5092	Blue Water Aquatics, Inc	Fountain Maint/Repair		660.15	132,992.22
11/10/2025	5093	Blue Water Aquatics, Inc	Fountain Insp & Cleaning Serv		750.00	132,242.22
11/10/2025	5094	Kutak Rock LLP	Gen prof Legal serv		2,150.00	130,092.22
11/10/2025	5095	Kutak Rock LLP	Gen prof Legal serv		1,128.50	128,963.72
11/10/2025	111025ach	Frontier	Phone and Internet		266.67	128,697.05
11/10/2025	111025ach2	Frontier	Phone and Internet		150.99	128,546.06
11/10/2025			Deposit	0.03		128,546.09
11/14/2025	111425ach	Engage PEO	BOS 11-6-25		757.10	127,788.99
11/14/2025	73	William Pellan	BOS MTG 11/6/25		184.70	127,604.29

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/14/2025			Deposit	123,147.85		250,752.14
11/14/2025	74	Darrell Thompson	BOS 11-6-25		184.70	250,567.44
11/17/2025	5096	Turner Pest Control LLC	pest control		100.00	250,467.44
11/17/2025	5097	Anchor Stone Management, LLC	Irrigation and Tree Walk		1,000.00	249,467.44
11/17/2025	5098	Anchor Stone Management, LLC	Invoice for payroll		4,925.97	244,541.47
11/18/2025	5099	Dibartolomeo, McBee, Hartley & Barnes, PA	serv rendered audited		4,150.00	240,391.47
11/18/2025			Deposit	500.00		240,891.47
11/19/2025	5100	Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	237,191.47
11/19/2025	5101	RedTree Landscape Systems	irrigation repairs		60.00	237,131.47
11/20/2025			Deposit	84,959.83		322,091.30
11/20/2025			Funds Transfer		500.00	321,591.30
11/20/2025			Funds Transfer		2,000.00	319,591.30
11/21/2025	112125ach	Pasco County Utilities Services Branch	18981 long lake ranch		93.34	319,497.96
11/21/2025	112125ach2	Pasco County Utilities Services Branch	0 COMMUNITY Cntr		182.26	319,315.70
11/23/2025	5102	GHS LLC	Aquatic Maintenance		2,460.00	316,855.70
11/23/2025	5103	RedTree Landscape Systems	irrigation repairs		120.65	316,735.05
11/26/2025			Deposit	55,704.17		372,439.22
11/26/2025			Funds Transfer		1,000.00	371,439.22
11/30/2025	5104	Blue Water Aquatics, Inc	fountain svcs		136.00	371,303.22
11/30/2025				355,951.33	57,697.19	371,303.22
12/1/2025	5105	RedTree Landscape Systems	Landscape Maint		14,085.25	355,967.96
12/1/2025	5106	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	353,817.96
12/1/2025	5107	Kutak Rock LLP	Reference: General prof Legal services.		1,769.00	352,048.96
12/1/2025	120125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	351,928.72
12/1/2025	120125ach2	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59	338,133.13
12/4/2025	5108	American Illuminations & Decor Inc	Holiday wreath install/takedown		2,500.00	335,633.13
12/5/2025			Deposit	1,733,911.83		2,069,544.96
12/5/2025			Deposit	3,000.00		2,072,544.96
12/5/2025			Deposit	10,411.00		2,082,955.96
12/7/2025	5109	Cooper Pools Inc	Pool Maintenance		3,200.00	2,079,755.96
12/8/2025	5110	Mike Fasano. Pasco County Tax Collector	Property Tax Collection/ 33-26-18-0030-OP200-0000		110.58	2,079,645.38
12/8/2025	5111	Mike Fasano. Pasco County Tax Collector	Property Tax Collection/ 34-26-18-0020-00000-OP10		92.15	2,079,553.23
12/8/2025	5112	Mike Fasano. Pasco County Tax Collector	Parcel ID 3426180020000000P10, 2025 Solid Waste Assessment		110.58	2,079,442.65
12/8/2025	5113	Mike Fasano. Pasco County Tax Collector	Parcel ID 33261800300P2000000, 2025 Solid Waste Assessment		110.58	2,079,332.07
12/8/2025	5114	SchoolNow	CDD ADA-PDF		1,537.50	2,077,794.57
12/9/2025	5115	RedTree Landscape Systems	tree removal		3,200.00	2,074,594.57
12/9/2025	120925ach	Frontier	Phone and Internet 11/15-12/14/25		266.67	2,074,327.90
12/9/2025	120925ach1	Frontier	Phone and Internet 11/15-12/14/25		150.99	2,074,176.91
12/10/2025	5116	Anchor Stone Management, LLC			9,172.06	2,065,004.85
12/11/2025			Deposit	130,893.08		2,195,897.93
12/12/2025	121225ach	Engage PEO	BOS 12-4-25		726.50	2,195,171.43
12/12/2025	75	Darrell Thompson	BOS 12-4-25		184.70	2,194,986.73
12/12/2025	5117	Keystone Backflow Services LLC	backflow testing		453.00	2,194,533.73
12/14/2025	5118	Anchor Stone Management, LLC	Invoice for payroll		4,544.25	2,189,989.48
12/16/2025	5119	Turner Pest Control LLC	pest control		100.00	2,189,889.48
12/16/2025	121625ach	Florida Department of Revenue	sales tax dec 2025		6.91	2,189,882.57
12/17/2025			Funds Transfer		1,000.00	2,188,882.57
12/18/2025			Deposit	576.64		2,189,459.21
12/18/2025			Deposit	8,096.68		2,197,555.89
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		3,074.61	2,194,481.28
12/19/2025	121925ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	2,194,317.78
12/21/2025	5120	GHS LLC	2025 Aquatic Maintenance.		2,460.00	2,191,857.78
12/21/2025	5121	Business Observer	Inv for 9/27/24		54.69	2,191,803.09
12/21/2025	5122	Kutak Rock LLP	General prof Legal services.		2,150.00	2,189,653.09
12/21/2025	5123	Kutak Rock LLP	General prof Legal services.		2,010.50	2,187,642.59

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/21/2025	5124	RedTree Landscape Systems	landscape enhancement-seasonal flowers		8,181.00	2,179,461.59
12/23/2025			Funds Transfer		1,800,000.00	379,461.59
12/28/2025	5126	RedTree Landscape Systems	fall mulch installation		49,500.00	329,961.59
12/29/2025	5128	Turner Pest Control LLC	pest control		100.00	329,861.59
12/29/2025	5129	Haven Management Solutions	Billing #3		5,168.75	324,692.84
12/29/2025	5131	Haven Management Solutions	Billing #4		215.05	324,477.79
12/30/2025	123025ach	Duke Energy	Summary Bill 11/4-12/1/25		13,141.27	311,336.52
12/31/2025				1,886,889.23	1,945,605.92	311,336.52
1/1/2026	5132	RedTree Landscape Systems	Landscape Maint		14,085.25	297,251.27
1/1/2026	5133	Blue Water Aquatics, Inc	fountain svcs		136.00	297,115.27
1/4/2026	5134	Cooper Pools Inc	Pool Maintenance		3,200.00	293,915.27
1/5/2026	5135	Cooper Pools Inc	Pool Maintenance		30.00	293,885.27
1/8/2026	010826ach	Frontier	Phone and Internet 12/15-1/14/26		270.05	293,615.22
1/8/2026	010826ach2	Frontier	Phone and Internet 12/15-1/14/26		150.99	293,464.23
1/9/2026			Deposit	1,633.32		295,097.55
1/9/2026			Deposit	7,630.90		302,728.45
1/9/2026			Deposit	48,389.79		351,118.24
1/9/2026			Deposit	1,000.00		352,118.24
1/11/2026	5137	RedTree Landscape Systems	Irrigation Repairs-need board approval		891.00	351,227.24
1/11/2026	5138	Cooper Pools Inc	Pool repair/maint		2,075.00	349,152.24
1/11/2026	5139	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		750.00	348,402.24
1/12/2026	5141	RedTree Landscape Systems	Irrigation repairs		1,000.00	347,402.24
1/12/2026	5142	Haven Management Solutions	Payrol Billing 12/28/25-1/10/26		4,606.25	342,795.99
1/13/2026	011326ach	Coastal Waste & Recycling, Inc.	WASTE COLLECTION		120.24	342,675.75
1/16/2026	011626ach	Engage PEO	BOS 1-5-26		757.10	341,918.65
1/16/2026	76	William Pellan	BOS MTG 1-5-26		184.70	341,733.95
1/16/2026	77	Darrell Thompson	BOS 1-5-26		184.70	341,549.25
1/19/2026	5143	RedTree Landscape Systems	Irrigation repairs		220.15	341,329.10
1/22/2026	5147	RedTree Landscape Systems	Irrigation repairs		496.85	340,832.25
1/22/2026	5148	RedTree Landscape Systems	Irrigation repairs		237.55	340,594.70
1/22/2026	5149	Turner Pest Control LLC	pest control		104.50	340,490.20
1/22/2026	5150	Cooper Pools Inc	Pool repair/maint		2,860.00	337,630.20
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		2,213.49	335,416.71
1/23/2026	012326ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		219.78	335,196.93
1/28/2026	5152	Haven Management Solutions	Payrol Billing 1/11-1/24/26		4,698.75	330,498.18
1/29/2026	5153	Kutak Rock LLP	Gen prof Legal svc		1,716.48	328,781.70
1/29/2026	5154	RedTree Landscape Systems	Irrigation repairs		130.00	328,651.70
1/29/2026	5155	GHS LLC	Aquatic Maintenance.		2,460.00	326,191.70
1/30/2026	5156	US Bank	Series 2014A & A2 Trustee fees		4,256.13	321,935.57
1/31/2026				58,654.01	48,054.96	321,935.57

Exhibit 14

Return to Agenda

10:38 PM

02/04/26

Accrual Basis

Long Lake Ranch CDD Transactions by Account As of January 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							311,336.52
Bill Pmt -...	01/01/2026	5132	RedTree Landscape ...	Landscape Maint		14,085.25	297,251.27
Bill Pmt -...	01/01/2026	5133	Blue Water Aquatics,...	fountain svcs		136.00	297,115.27
Bill Pmt -...	01/04/2026	5134	Cooper Pools Inc	Pool Maintenance		3,200.00	293,915.27
Bill Pmt -...	01/05/2026	5135	Cooper Pools Inc	Pool Maintenance		30.00	293,885.27
Bill Pmt -...	01/08/2026	01082...	Frontier	Phone and Internet 12/15-1/14/26		270.05	293,615.22
Bill Pmt -...	01/08/2026	01082...	Frontier	Phone and Internet 12/15-1/14/26		150.99	293,464.23
Bill Pmt -...	01/11/2026	5137	RedTree Landscape ...	Irrigation Repairs-need board ap...		891.00	292,573.23
Bill Pmt -...	01/11/2026	5138	Cooper Pools Inc	Pool repair/maint		2,075.00	290,498.23
Bill Pmt -...	01/11/2026	5139	Blue Water Aquatics,...	Fountain Insp & Cleaning		750.00	289,748.23
Bill Pmt -...	01/12/2026	5141	RedTree Landscape ...	Irrigation repairs		1,000.00	288,748.23
Bill Pmt -...	01/12/2026	5142	Haven Management ...	Payrol Billing 12/28/25-1/10/26		4,606.25	284,141.98
Bill Pmt -...	01/13/2026	01132...	Coastal Waste & Re...	WASTE COLLECTION		120.24	284,021.74
Bill Pmt -...	01/16/2026	01162...	Engage PEO	BOS 1-5-26		757.10	283,264.64
Bill Pmt -...	01/16/2026	76	William Pellan	BOS MTG 1-5-26		184.70	283,079.94
Bill Pmt -...	01/16/2026	77	Darrell Thompson	BOS 1-5-26		184.70	282,895.24
Bill Pmt -...	01/19/2026	5143	RedTree Landscape ...	Irrigation repairs		220.15	282,675.09
Bill Pmt -...	01/22/2026	5147	RedTree Landscape ...	Irrigation repairs		496.85	282,178.24
Bill Pmt -...	01/22/2026	5148	RedTree Landscape ...	Irrigation repairs		237.55	281,940.69
Bill Pmt -...	01/22/2026	5149	Turner Pest Control ...	pest control		104.50	281,836.19
Bill Pmt -...	01/22/2026	5150	Cooper Pools Inc	Pool repair/maint		2,860.00	278,976.19
Bill Pmt -...	01/23/2026	01232...	Pasco County Utilitie...	0 COMMUNITY CENTER		2,213.49	276,762.70
Bill Pmt -...	01/23/2026	01232...	Pasco County Utilitie...	18981 LONG LAKE RANCH		219.78	276,542.92
Bill Pmt -...	01/28/2026	5152	Haven Management ...	Payrol Billing 1/11-1/24/26		4,698.75	271,844.17
Bill Pmt -...	01/29/2026	5153	Kutak Rock LLP	Gen prof Legal svc		1,716.48	270,127.69
Bill Pmt -...	01/29/2026	5154	RedTree Landscape ...	Irrigation repairs		130.00	269,997.69
Bill Pmt -...	01/29/2026	5155	GHS LLC	Aquatic Maintenance.		2,460.00	267,537.69
Bill Pmt -...	01/30/2026	5156	US Bank	Series 2014A & A2 Trustee fees		4,256.13	263,281.56
Total 1. General Fund					0.00	48,054.96	263,281.56
TOTAL					0.00	48,054.96	263,281.56

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+17278104464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 32562



BILL TO

Long Lake Ranch Community
Development District
250 International Parkway, Suite 280
Lake Mary, FL 32746 USA

DATE
01/01/2026

PLEASE PAY
\$14,085.25

DUE DATE
01/01/2026

ACTIVITY	QTY	RATE	AMOUNT
Grounds Maintenance Mowing & Detail Services	1	11,238.00	11,238.00
Horticulture Turf & Shrub Treatment	1	1,847.25	1,847.25
Irrigation:Irrigation Irrigation System Inspection	1	1,000.00	1,000.00

For the service month of this billing, kindly refer to the date on the invoice. Thank you!

TOTAL DUE

\$14,085.25

THANK YOU.

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



BILL TO

Long Lake Ranch CDD
c/o Haven Management
Solutions, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
United States

INVOICE 34793

DATE 12/31/2025 TERMS Net 45

DUE DATE 02/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
12/05/2025	Fountain Troubleshooting Services	Fountain Troubleshooting Services FOUNTAIN #2 Service Report Attached	1	136.00	136.00

ESTIMATE (#FA-2025-1157) HAS BEEN SENT TO CUSTOMER TO REPLACE THE MOTOR ON THIS FOUNTAIN.

[Pay invoice](#)

SUBTOTAL	136.00
TAX	0.00
TOTAL	136.00
TOTAL DUE	\$136.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Haven Management Solutions:Long Lake Ranch CDD

Bill to

Long Lake Ranch CDD
255 Primera Boulevard, Suite 160,
Lake Mary, FL 32746

Ship to

Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558

Invoice details

Invoice no.: 2026-1081
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2026	1	\$3,200.00	\$3,200.00

Total

\$3,200.00

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to

Long Lake Ranch CDD
255 Primera Boulevard, Suite 160,
Lake Mary, FL 32746

Ship to

Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558

Invoice details

Invoice no.: 2025-1309
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/08/2025	Scum Gutter Grate	Scum Gutter Grate (Amenity Pool)	2	\$15.00	\$30.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance November 2025	1	\$3,200.00	\$3,200.00

Total

\$3,230.00

Ways to pay



[View and pay](#)

3200⁰⁰
prev
paid

Rem. Bal:
30⁰⁰



LONG LAKE RANCH Account Number:
813-406-4423-061521-5
 PIN:
8336

Page 1/4
 Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

Hi LONG LAKE RANCH,

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

Bill history

Previous balance \$266.67
 Payment received by Dec 15, thank you -\$266.67

Service summary

	Previous month	Current month
Bundle	\$243.46	\$243.46
One-Time Charges		\$3.00
Taxes and Fees	\$23.21	\$23.59
Total services	\$266.67	\$270.05
Total balance		\$270.05

Total balance
\$270.05
 Auto Pay is scheduled
Jan 08



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

6790 0107 DY RP 15 12152025 NNNNNNNN 01 999841

LONG LAKE RANCH
 255 PRIMERA BLVD STE 160
 LAKE MARY FL 32746-2168

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

07200881340644230615210000000000000270055



LONG LAKE RANCH Account Number:
813-406-4423-061521-5
 PIN:
8336

Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

WAYS TO PAY YOUR BILL



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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.

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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.



LONG LAKE RANCH Account Number:
813-406-4423-061521-5
 PIN:
8336

Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

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Bundle		
Monthly Charges		
12.15-01.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
	OneVoice Nationwide	\$54.99
	\$10 Voice Discount per Line When Bundled with Internet	
	OneVoice Access Line	
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$243.46

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 \$119.06 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.



One-Time Charges		
	Pay Per Use - 3 Way Calling - Business	\$3.00
One-Time Charges Total		\$3.00

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$9.14
	Federal USF Recovery Charge	\$3.43
	Federal Excise Tax	\$0.51
	Federal Taxes	\$13.08
	FL State Communications Services Tax	\$5.32
	County Communications Services Tax	\$2.63
	FL State Gross Receipts Tax	\$1.94
	Pasco County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.14
	FL Telecommunications Relay Service	\$0.08
	State Taxes	\$10.51
Taxes and Fees Total		\$23.59

Total current month charges \$270.05



LONG LAKE RANCH Account Number:
813-406-4423-061521-5
 PIN:
8336

Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

Usage Sensitive Charges

Phone number	Type	Activation	Charge per activation	Total	Max charges
813-406-4423	3-Way Calling Business 1		\$3.00	\$3.00	\$18.75
Total					\$3.00

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Dec 03	6:01A	1:0	DD	BEVERLYHLS CA 310-993-0550	\$0.00	U
2	Dec 05	7:50A	1:0	DD	NEW HAVEN CT 203-927-1433	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	2	2	\$0.00
Total	2	2	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intrastate	2	2	\$0.00
Total	2	2	\$0.00



LONG LAKE RANCH Account Number:
813-949-6028-061521-5
 PIN:
8323

Page 1/4
 Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

HI LONG LAKE RANCH,

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

Bill history

Previous balance	\$150.99
Payment received by Dec 15, thank you	-\$150.99

Service summary

	Previous month	Current month
Internet	\$150.99	\$150.99
Total services	\$150.99	\$150.99
Total balance	\$150.99	\$150.99

Total balance
\$150.99
 Auto Pay is scheduled
Jan 08



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

8790 0107 DY RP 15 12152025 NNNNNNN 01 999840

LONG LAKE RANCH
 255 PRIMERA BLVD STE 160
 LAKE MARY FL 32746-2168

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

75200581394960280615210000000000000150995



LONG LAKE RANCH Account Number:
813-949-6028-061521-5
 PIN:
8323

Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

WAYS TO PAY YOUR BILL



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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

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LONG LAKE RANCH Account Number:
813-949-6028-061521-5
 PIN:
8323

Billing Date:
Dec 15, 2025
 Billing Period:
Dec 15 - Jan 14, 2026

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Internet		
Monthly Charges		
12.15-01.14	Business Fiber Internet 500 1 Usable Static IP Address	\$125.99 \$25.00
Internet Total		\$150.99
Total current month charges		\$150.99



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



LONG LAKE RANCH Account Number:
813-949-6028-061521-5
PIN:
8323

Billing Date:
Dec 15, 2025
Billing Period:
Dec 15 - Jan 14, 2026



INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscape.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 32701
Terms: Net 45
Invoice date: 01/07/2026
Due date: 02/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.2.25 & 12.3.25 Clubhouse Timer. Dug up three areas and pulled a new 2-wire jacket through the sleeve from the sidewalk on the play playground side suction box to under the parking lot, to the southwest bed of the dog park, to ignite zones 9, 10, 11, 12, 13, 14, 15, 16, and 17.			
2.		Sales	DBY 3m connectors	4	\$5.50	\$22.00
3.		Sales	Hunter 2-wire	175	\$0.88	\$154.00
4.		Sales	Labor-technician	11	\$65.00	\$715.00
					Total	\$891.00



4850 Allen Rd PMB 13
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

AP
Long Lake Ranch
19037 Long Lake Ranch Boulevard
Lutz FL 33558

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/06/2026	\$2,075.00	01/07/2026

INVOICE NO. 390

Order No.:
Quote No.: 363
Job No.: 774
Site Address: 2042 Lake Waters Place
Lutz FL 33558

12x12 Patch

Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Drain Pool	1.00	\$995.00	\$995.00
Custom patch with matching surface Includes material	1.00	\$1,080.00	\$1,080.00
Sub-Total ex Tax			\$2,075.00
Tax			\$0.00
Total			\$2,075.00

Sub-Total ex Tax	\$2,075.00
Tax	\$0.00
Total inc Tax	\$2,075.00
Amount Applied	\$0.00
Balance Due	\$2,075.00

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/
Please call 844-766-5256 to pay over the phone.

Direct Deposit

Bank **PNC Bank**
Acc. Name **6768**
Routing Number **267084199**
Acc. No. **1241206768**

INVOICE NO. 390

DUE DATE: 02/06/2026 **AMOUNT DUE:** \$2,075.00

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com



BILL TO

Long Lake Ranch CDD
c/o Haven Management
Solutions, LLC
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
United States

INVOICE 34824

DATE 01/11/2026 **TERMS** Net 45

DUE DATE 02/25/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
01/07/2026	Fountain Inspection & PM Cleaning	QUARTERLY Fountain Inspection & Preventative Maintenance Cleaning Services Service Report Attached	1	750.00	750.00

Pay invoice

SUBTOTAL 750.00
TAX 0.00
TOTAL 750.00

TOTAL DUE \$750.00

THANK YOU for choosing Blue Water Aquatics, Inc.!

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 32720
Terms: Net 45
Invoice date: 01/12/2026
Due date: 02/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Irrigation repairs were performed as follows: Clubhouse Controller- Investigate faults and repair. Scope of Work: *faults were discovered at the Clubhouse controller Zones 10,14,16 & 17, and they require investigation and repair.	1	\$1,000.00	\$1,000.00
Total						\$1,000.00

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
1/12/2026	9

Bill To
Long Lake Ranch CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Amenity Manager (12/28-1/10/26)	3,327.20	3,327.20
	General Maintenance (33 hrs @ \$25/ hr - 12/28-1/10/26)	825.00	825.00
	Facility Attendant	412.50	412.50
	Management Fee	41.55	41.55
		Total	\$4,606.25



www.coastalwasteinc.com

INVOICE

Bill To: **LONG LAKE RANCH CDD**
1540 INTERNTIONAL PRKWAY SUITE 2000
C/O BREEZE MGMT & CONSULTING
LAKE MARY, FL 32746

Invoice SW0001351729
Page Page 1 of 1
Date 01/01/2026
Customer 16948
Site 0
PO Number
Due Date 01/26/2026

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - Jan	MONTHLY - WASTE COLLECTION (Jan 01/26 - Jan 31/26)		\$103.84	1.00	\$103.84
01 - Jan	ADMIN FEE - MONTHLY (Jan 01/26 - Jan 31/26)		\$3.95	1.00	\$3.95
01 - Jan	RECOVERY FEE				\$12.45

A surcharge of 5% on initial balance plus 2% per month will be charged on accounts 30 days overdue.

INVOICE TOTAL \$120.24

Autopay AC

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

Invoice SW0001351729
Page Page 1 of 1
Date 01/01/2026
Customer 16948
Site 0
PO Number
Due Date 01/26/2026

Please return this portion with payment to:
Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

AMOUNT REMITTED

0025756SW0169480000SW000135172900000000001



Invoice 122448

Date 01/16/2026

Pay Period Ending 01/31/2026
Control Number 637-20261

Long Lake Ranch CDD
250 International Pkwy Ste 280
LAKE MARY, FL 32746

GROSS WAGES	1,000.00
SOCIAL SECURITY & MEDICARE	76.50
FEDERAL UNEMPLOYMENT	0.00
STATE UNEMPLOYMENT	0.00
WORKERS' COMPENSATION	0.00
ADMINISTRATION FEE	50.00
NET PAY CREDIT	-369.40
Check Amt Rebate -184.70 Z06911 PELLAN WILLIAM	
Check Amt Rebate -184.70 A20542 THOMPSON DARRE	
SUB-TOTAL ..	757.10
TOTAL INVOICE	757.10

PAID - Ref XXXXXXXXXXXXXXX902 757.10
Do Not Remit Payment



Payroll Register

Long Lake Ranch CDD

Payroll # 20261 | Pay Date 01/16/2026 - Sorted by Department by Employee Name

Clawson, Heidi A

19588 Long Lake Ranch Blvd
LUTZ, FL 33558

Employee ID: Y06910
Dept: W/C FL8810
Title: Board Member
Status: ACT
Type: FT
EEO: ADMINISTRATIVE SUPPORT

Hire: 12-01-2020
Term Review
Employee No: [REDACTED]
Gender: F
DOB: 01-10-1971

FLSA: Non-Exempt
PayGrid: [REDACTED]
Salary: \$200.00 Monthly

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	S/%
Federal FL	MJ-0		888888039		C	Balance

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	S/%
Federal FL	MJ-0		888888039		C	Balance

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	1.00	1.00
US	200.00	200.00	200.00	200.00
Totals U	1.00	1.00	1.00	1.00
US	200.00	200.00	200.00	200.00
Net Totals	184.70	184.70	184.70	184.70

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	2.90	2.90
FICA - OASDI	12.40	12.40	12.40	12.40
Total Deductions	15.30	15.30	15.30	15.30

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DO AMOUNT
000345	1430466	0.00	184.70
Paid Time Off			
DESCRIPTION	CARRYFWD	ACCRUED	USED
Total PTO	0.00	0.00	0.00

Pellan, William

19078 Long Lake Ranch Blvd
LUTZ, FL 33558

Employee ID: Z06911
Dept: W/C FL8810
Title: Board Member
Status: ACT
Type: FT
EEO: ADMINISTRATIVE SUPPORT

Hire: 12-01-2020
Term Review
Employee No: [REDACTED]
Gender: M
DOB: 11-21-1968

FLSA: Non-Exempt
PayGrid: [REDACTED]
Salary: \$200.00 Monthly

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	S/%
Federal FL	SS-0					

Direct Deposit

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAN/ABA	CHK/SAV	S/%
Federal FL	SS-0					

Earnings

TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	1.00	1.00
US	200.00	200.00	200.00	200.00
Totals U	1.00	1.00	1.00	1.00
US	200.00	200.00	200.00	200.00
Net Totals	184.70	184.70	184.70	184.70

Deductions

TYPE	CURRENT	MTD	QTD	YTD
FEDERAL INCOME T	0.00	0.00	0.00	0.00
FICA - MEDICARE	2.90	2.90	2.90	2.90
FICA - OASDI	12.40	12.40	12.40	12.40
Total Deductions	15.30	15.30	15.30	15.30

Disbursements

VOUCHER NO	CHECK NO	CHK AMOUNT	DO AMOUNT
000346	76	184.70	0.00
Paid Time Off			
DESCRIPTION	CARRYFWD	ACCRUED	USED
Total PTO	0.00	0.00	0.00

Smith Jr, George E.

1530 Fox Grape Loop LUTZ, FL 33558	Employee ID: A06912 Dept: W/C FL8810	Hire: 12-01-2020 Term Review
Title: Board Member Status: ACT Type: FT BEO: ADMINISTRATIVE SUPPORT	FLSA: Non-Exempt PayGrnd: Salary \$200.00 Monthly	Employee No: M Gender: M DOB: 02-06-1963

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAM/ABA	CHK/SAV	\$/%
Federal FL	SS-0		8888883549		C	Balance

Direct Deposit

ACCOUNT NO	TRAM/ABA	CHK/SAV	\$/%
8888883549		C	Balance

Earnings

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	1.00	1.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00
US	200.00	200.00	200.00	200.00	FICA - MEDICARE	2.90	2.90	2.90	2.90
Totals U	1.00	1.00	1.00	1.00	FICA - OASDI	12.40	12.40	12.40	12.40
US	200.00	200.00	200.00	200.00	Total Deductions	15.30	15.30	15.30	15.30
Net Totals	184.70	184.70	184.70	184.70					

Deductions

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
000342	1430467	0.00	184.70
Paid Time Off			
DISCRIPTION	CARRYFWD	ACCRUED	USED
Total PTO	0.00	0.00	0.00

Thompson, Darrell

18184 Roseate Dr LUTZ, FL 33558	Employee ID: A20542 Dept: W/C FL8810	Hire: 12-01-2024 Term Review
Title: Board Member Status: ACT Type: V BEO: ADMINISTRATIVE SUPPORT	FLSA: Non-Exempt PayGrnd: Hourly \$200.00	Employee No: M Gender: M DOB: 07-08-1948

Tax Filing Info

TYPE	STATUS	ADD'L	ACCOUNT NO	TRAM/ABA	CHK/SAV	\$/%
Federal FL	MI-0					

Direct Deposit

ACCOUNT NO	TRAM/ABA	CHK/SAV	\$/%

Earnings

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD
SALARY U	1.00	1.00	1.00	1.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00
US	200.00	200.00	200.00	200.00	FICA - MEDICARE	2.90	2.90	2.90	2.90
Totals U	1.00	1.00	1.00	1.00	FICA - OASDI	12.40	12.40	12.40	12.40
US	200.00	200.00	200.00	200.00	Total Deductions	15.30	15.30	15.30	15.30
Net Totals	184.70	184.70	184.70	184.70					

Deductions

VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT
000343	77	184.70	0.00
Paid Time Off			
DISCRIPTION	CARRYFWD	ACCRUED	USED
Total PTO	0.00	0.00	0.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscape.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 32740
Terms: Net 45
Invoice date: 01/16/2026
Due date: 03/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.24.25 Clubhouse: Repaired drip leak on zone 1, left side of the clubhouse, and zone 8, both east side of the Entrance.			
2.		Sales	Drip Coupling	12	\$0.50	\$6.00
3.		Sales	Drip Tee	4	\$1.50	\$6.00
4.		Sales	Drip Pipe	10	\$1.00	\$10.00
5.		Sales	Soil Staples	9	\$0.35	\$3.15
6.		Sales	Labor-Technician	3	\$65.00	\$195.00
					Total	\$220.15

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscape.systems.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 32815
Terms: Net 45
Invoice date: 01/21/2026
Due date: 03/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.14.25 Sundale Lake Boulevard near the Entrance. Repaired a main line break on the other side of the valve.			
2.		Sales	2" -90	2	\$3.59	\$7.18
3.		Sales	2" tee	1	\$6.25	\$6.25
4.		Sales	PVC Pipe	5	\$2.50	\$12.50
5.		Sales	2" Male Adapter	2	\$3.00	\$6.00
6.		Sales	2" slip fix	1	\$35.00	\$35.00
7.		Sales	2" coupling	1	\$2.52	\$2.52
8.		Sales	1 1/2x2" reducer	1	\$4.90	\$4.90
9.		Sales	Labor-technician	6.5	\$65.00	\$422.50
					Total	\$496.85

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscape.systems.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 32814
Terms: Net 45
Invoice date: 01/21/2026
Due date: 03/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 11.26.25 Clubhouse. Repaired and replaced the drip on zone 20. Also, there is a leak in the drip line by the left-side walk gate to the clubhouse. The drip along the black metal fence and sidewalk across from the roundabout.			
2.		Sales	1/2" clamps	4	\$0.75	\$3.00
3.		Sales	Soil Stakes	25	\$0.35	\$8.75
4.		Sales	drip pipe	20	\$1.00	\$20.00
5.		Sales	drip coupling	4	\$0.50	\$2.00
6.		Sales	3/4"x1" poly riser	1	\$1.51	\$1.51
7.		Sales	3/4" female coupler	1	\$1.25	\$1.25
8.		Sales	3/4"x8xB combo tee	1	\$1.50	\$1.50
9.		Sales	3/4" schedule 40 PVC white pipe	2	\$1.77	\$3.54

10.	Sales	3/4" male adapter	1	\$1.00	\$1.00
11.	Sales	Labor-Technician	3	\$65.00	\$195.00
				Total	\$237.55



PAYMENT ADDRESS:
 Turner Pest Control LLC - P.O. Box 600323 - Jacksonville, Florida 32260-0323
 904-355-5300 - Toll Free: 800-225-5300 - turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE: 621767724
DATE: 01/20/2026
ORDER: 621767724

Bill To: [929970]
 Long Lake Ranch CDD
 255 Primera Boulevard
 Ste 160
 Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
 Long Lake Ranch CDD
 19037 Long Lake Ranch Blvd
 Lutz, FL 33558-5507

Work Date	Time	Target Pest	Technician	Time In
01/20/2026	11:06 AM			11:06 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/20/2026		11:36 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$104.50

SUBTOTAL \$104.50
TAX \$0.00
AMT. PAID \$0.00
TOTAL \$104.50

AMOUNT DUE \$104.50

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



4850 Allen Rd PMB 13
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

AP
Long Lake Ranch
19037 Long Lake Ranch Boulevard
Lutz FL 33558

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/20/2026	\$2,860.00	01/21/2026

INVOICE NO. 421

Order No.:
Quote No.:
Job No.: 814
Site Address: 19037 Long Lake Ranch
Boulevard
Lutz FL 33558

Commercial Installation / Repairs

Item	Quantity	Unit Price	Total
UNICEL ANTHONY FG2417 REPL CART GRID ANTHONY	50.00	\$50.00	\$2,500.00
17-1/2INX24INFG2417 REPLACEMENT			\$360.00
Commercial installation / Labor			
Sub-Total ex Tax			\$2,860.00
Tax			\$0.00
Total			\$2,860.00

Sub-Total ex Tax	\$2,860.00
Tax	\$0.00
Total inc Tax	\$2,860.00
Amount Applied	\$0.00
Balance Due	\$2,860.00

How To Pay

INVOICE NO. 421



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosite.com/payment/
Please call 844-766-5256 to pay over the phone.

Direct Deposit

Bank **PNC Bank**
Acc. Name **6768**
Routing Number **267084199**
Acc. No. **1241206768**

DUE DATE: 02/20/2026 **AMOUNT DUE:** \$2,860.00



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

LAND O' LAKES (813) 235-8012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4265

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-788-5344

1 0 1
 42-52316

LONG LAKE RANCH CDD

Service Address: 0 COMMUNITY CENTER
 Bill Number: 23699555
 Billing Date: 1/6/2026
 Billing Period: 11/14/2025 to 12/16/2025

Account #	Customer #
0928090	01307800
Please use the 15-digit number below when making a payment through your bank	
092809001307800	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	11/14/2025	27380	12/16/2025	27650	32	270

Usage History	
Water	Irrigation
December 2025	270
November 2025	362
October 2025	15
September 2025	40
August 2025	20
July 2025	148
June 2025	150
May 2025	164
April 2025	185
March 2025	171
February 2025	187
January 2025	144

Transactions		
Previous Bill		3,074.61
Payment 12/19/25		-3,074.61 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		41.29
Water Tier 1	50.0 Thousand Gals X \$3.47	173.50
Water Tier 2	25.0 Thousand Gals X \$6.94	173.50
Water Tier 3	195.0 Thousand Gals X \$9.36	1,825.20
Total Current Transactions		2,213.49
TOTAL BALANCE DUE		\$2,213.49



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928090
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 2,213.49

Total Balance Due	\$2,213.49
Due Date	1/23/2026

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

The Total Due will be electronically transferred on 01/23/2026.

LONG LAKE RANCH CDD
 C/O ANCHOR STONE MANAGEMENT LLC
 255 PRIMERA BOULEVARD 160
 LAKE MARY FL 32746

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



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

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

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

1 0 1
 42-52316

LONG LAKE RANCH CDD

Service Address: **18981 LONG LAKE RANCH BOULEVARD**

Bill Number: 23699560

Billing Date: 1/6/2026

Billing Period: 11/14/2025 to 12/16/2025

Account #	Customer #
0928725	01307800
Please use the 15-digit number below when making a payment through your bank	
092872501307800	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	11/14/2025	445	12/16/2025	453	32	8

Usage History	
Month	Water
December 2025	8
November 2025	2
October 2025	4
September 2025	1
August 2025	2
July 2025	3
June 2025	4
May 2025	4
April 2025	4
March 2025	3
February 2025	3
January 2025	4

Transactions		
Previous Bill		163.50
Payment 12/19/25		-163.50 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	8.0 Thousand Gals X \$2.18	17.44
Sewer		
Sewer Base Charge		103.45
Sewer Charges	8.0 Thousand Gals X \$7.20	57.60
Total Current Transactions		219.78
TOTAL BALANCE DUE		\$219.78



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account #	0928725
Customer #	01307800
Balance Forward	0.00
Current Transactions	219.78
Total Balance Due	\$219.78
Due Date	1/23/2026

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

**The Total Due will be electronically
 transferred on 01/23/2026.**

LONG LAKE RANCH CDD
 C/O ANCHOR STONE MANAGEMENT LLC
 255 PRIMERA BOULEVARD 160
 LAKE MARY FL 32746

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

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
1/27/2026	12

Bill To
Long Lake Ranch CDD 255 Primera Blvd, Suite 160 Lake Mary, FL 32746

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Amenity Manager (1/11-1/24/26)	3,327.20	3,327.20
	General Maintenance (1/11-1/24/26 - 32 hours @ \$25/hr)	800.00	800.00
	Facility Attendant (1/11-1/24/26 - 32 hours @ \$25/hr)	800.00	800.00
	Management Fee	41.55	41.55
		Total	\$4,968.75

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 9, 2022

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3007802

Client Matter No. 12123-1

Ms. Patricia Thibault
Long Lake Ranch CDD
DPFG Management and Consulting LLC
Suite 280
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3007802
12123-1

Re: General Counsel

For Professional Legal Services Rendered

01/03/22	S. Sandy	0.50	135.00	Confer with Ms. Basler regarding special warranty deed; conduct research regarding quit claim deed to HOA
01/05/22	S. Sandy	0.10	27.00	Conference with Mr. Chang regarding stormwater needs analysis
01/05/22	D. Wilbourn	0.30	43.50	Conduct property due diligence
01/07/22	S. Sandy	0.10	27.00	Conference with Mr. Chang regarding parcel for shed
01/12/22	S. Sandy	0.60	162.00	Conference regarding request for property access and fence removal
01/12/22	D. Wilbourn	0.10	14.50	Review district records regarding authorization of expenditures
01/18/22	S. Sandy	0.10	27.00	Review correspondence regarding Admiral pool furniture
01/19/22	S. Sandy	0.40	108.00	Confer with Mr. Ruhlig regarding gas tank replacement request; confer with Ms. Thibault regarding Ranjan lot access issue

KUTAK ROCK LLP

Long Lake Ranch CDD
February 9, 2022
Client Matter No. 12123-1
Invoice No. 3007802
Page 2

01/20/22	S. Sandy	0.30	81.00	Review correspondence regarding access requests; follow-up regarding same
01/21/22	S. Sandy	0.30	81.00	Conference regarding District property access and Securiteam settlement agreement
01/21/22	D. Wilbourn	0.70	101.50	Prepare temporary access agreement for propane tank installation
01/26/22	S. Sandy	0.20	54.00	Confer regarding Adessi access agreement and Admiral Furniture demand letter
01/26/22	C. Stuart	0.20	84.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
01/27/22	S. Sandy	1.70	459.00	Prepare letter to Admiral Furniture
01/28/22	S. Sandy	0.50	135.00	Prepare letter to Admiral Furniture; confer with McGaffney regarding closed security session
01/31/22	S. Sandy	0.50	135.00	Confer with Mr. Twomey regarding district management

TOTAL HOURS 6.60

TOTAL FOR SERVICES RENDERED \$1,674.50

DISBURSEMENTS

Filing and Court Fees	37.70
Freight and Postage	4.28

TOTAL DISBURSEMENTS 41.98

TOTAL CURRENT AMOUNT DUE \$1,716.48

UNPAID INVOICES:

December 23, 2021	Invoice No. 2976688	294.50
-------------------	---------------------	--------

TOTAL DUE \$2,010.98

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com



Bill to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to

Long Lake Ranch Community Development
District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details

Invoice no.: 32943
Terms: Net 45
Invoice date: 01/28/2026
Due date: 03/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows 11.24.25 Long Lake Ranch Blvd Controller: Repaired the drip on the Island before the west side roundabout. The drip was damaged under the plants/bushes.			
2.		Sales	labor-technician	2	\$65.00	\$130.00
					Total	\$130.00



www.ghsenvironmental.com
 P.O. Box 55802
 St Petersburg, FL 33732

Invoice

Date: 1/28/2026
 Invoice #: 2026-152

To:

Long Lake Ranch CDD
 c/o Haven Management Solutions
 255 Primera Boulevard
 Suite 160
 Lake Marv. FL 32746

Project: LLR Aquatic Maintenance
 Proposal #: 21-213;2026
 P.O. #:

Due Date	Service Date:
1/28/2026	January 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	8.33%	2,460.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$2,460.00



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

*Copy of Previously Printed Invoices

Invoice Number: 7941198
 Account Number: 250999000
 Invoice Date: 10/24/2025
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

Long Lake Ranch CDD
 C/O Anchor Stone Management
 255 Primera Boulevard
 Suite 160
 Lake Mary, FL 32746
 United States

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

Invoice Number: 7941198
 Account Number: 250999000
 Current Due: \$4,256.13
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 250999000
 Invoice # 7941198
 Attn: Fee Dept St. Paul

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 Copy of Previously Printed Invoice

Invoice Number: 7941198
 Invoice Date: 10/24/2025
 Account Number: 250999000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

LONG LAKE RANCH CDD SERIES 2015A-1 AND A-2

Accounts Included 250999000 250999001 250999003 250999004 250999005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026				\$3,950.00
Incidental Expenses 10/01/2025 to 09/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

Exhibit 15

[Return to Agenda](#)

1 **MINUTES OF 02/05/2026 REGULAR MEETING**
2 **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held
5 Monday, February 05, 2026 at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake
6 Ranch Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Teams conference.

7
8 **I. Call to Order / Roll Call**

9 The meeting was called to order by Ms. Thibault. Roll was called, and a quorum was confirmed with the following
10 Supervisors present:

11 Heidi Clawson Board of Supervisors, Chairwoman
12 William Pellan (joined meeting in progress at 6:01) Board of Supervisors, Vice Chairman
13 George Smith Jr. Board of Supervisors, Assistant Secretary
14 John Twomey Board of Supervisors, Assistant Secretary
15 Darrell Thomson Board of Supervisors, Assistant Secretary

16 Also present were:

17 Patricia Thibault District Management, Haven Management Solutions
18 William York Amenity Manager, Haven Management Solutions
19 Sarah Sandy (via virtual means) Counsel, Kutak Rock LLP
20 John Burkett RedTree Landscape
21 Matt Olson RedTree Landscape
22 Joe O'Reilly Field Manager, Haven Management Solutions

23 **Opening Remarks and Attendance Notes**

24 Ms. Thibault officially called the Meeting to order after confirming the quorum had been established. Present in
25 person were Chairwoman Clawson, Supervisor Smith, Supervisor Twomey, and Supervisor Thompson of the Board of
26 Supervisors. Supervisor Pellan joined the meeting in progress at 6:01. Also present were the District Management Staff,
27 Amenity Team, and District Counsel members attended via conference.

28 **II. Audience Comments – Agenda Items (limited to 3 minutes per individual)**

29 No audience comments.

30 **III. Supervisor Comments**

31 Supervisor Twomey publicly thanked Bill York for all of his hard work. The Board discussed the police presence
32 in the neighborhood. Supervisor Twomey questioned the HOA's position and level of responsibility regarding the
33 Spirit Committee installing bulletin boards. Discussion ensued regarding the bulletin boards at Fox Hill and Primrose
34 Estates. Supervisor Thompson listed events provided by the Spirit Committee and asked the Board if they would need
35 to get CDD approval for any competitive, non-contact events that have prizes.

36 **IV. Professional Vendor Presentations**

37 **A. Johnson Engineering -**

38 **1. Consideration of French Drain Proposal (to be distributed)**

39 District management has not been given the French Drain Proposal; Ms. Thibault is going to reach out to them
40 again regarding the drain proposal.

41 **2. Consideration of Boundary Proposal Survey – W.C. Sherrill - \$550**

42 Ms. Thibault notified the Board of a potential boundary issue involving a resident's fence on District property. She
43 reported that Mr. York had gone to check the property stakes twice but was unable to locate them. The district engineer
44 was able to find them a proposal for a survey to confirm, quoted at \$550. Supervisor Thompson raised concerns over
45 the Board paying for this proposal, which Ms. Thibault answered is because the homeowner has not come forward and
46 taken responsibility for it.

47 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
48 Approved the Boundary Proposal Survey with W.C. Sherrill for \$550 for the Long Lake Ranch Community
49 Development District.

50 **3. Discussion of SWFWMD Inspection Report – Permit – 44013843.030**

51 Ms. Thibault reported two of their permits are due now and the third in May, also noting that the district engineer
52 she reached out to never responded with proposals. Stantec did, and Ms. Thibault presented the walk-on proposal to the
53 Board. The three permits were quoted at \$1,200 apiece, totaling \$3,600 for all three.

54 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
55 Agreed to Move Forward with the SWFWMD Inspection Report for the Long Lake Ranch Community Development
56 District.

57 Stantec assured they could look at the French Drain situation when they come to look at the permits. Ms. Sandy
58 advised obtaining a proposal for district engineering services before terminating the current engineer. Ms. Thibault
59 advised hiring them on a temporary basis, to which Supervisor Smith expressed some concerns. Ms. Sandy advised it
60 would be ill-conceived to fire and hire, suggesting instead maintaining a district engineer under contract until another
61 can be secured. Supervisor Smith expressed a counterargument, suggesting there isn't a difference between having an
62 engineer under contract who is unresponsive and not having one at all. Ms. Thibault recommended bringing Stantec in
63 place on a temporary basis until they get through the proposals, to which Ms. Sandy agreed. Ms. Thibault opened the
64 floor to audience comments on this topic, of which there were none.

65 On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
66 Agreed to Terminate Johnson Engineering for the Long Lake Ranch Community Development District.

67 Ms. Thibault opened the floor to audience comments on this topic, of which there were none.

68 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
69 Agreed to Enter a Temporary Agreement with Stantec for the Long Lake Ranch Community Development District.

70 Ms. Sandy confirmed she can get a temporary agreement to Stantec and a proposal to be addressed at the next
71 meeting.

72 An audience member spoke on an increase in motorized scooters, bikes, and four-wheelers in the fenced park area,
73 expressing parental concern for the younger kids using the park space and requested they be banned from the fenced
74 park area. She emphasized the lack of a clear rule stating such and urged the Board to put up a sign specifically noting
75 that motorized vehicles are not allowed beyond a certain point. Supervisor Smith used the 'No Fishing' sign, and lack
76 of respect to it, as an example as to why a sign would not be the most direct solution. The audience member reiterated
77 her claim that a sign would still be helpful. The Board suggested bringing this matter to the public hearing where they
78 will be opening the recreation use and parking guidelines to be amended. The Board Discussed the dangers of
79 motorized vehicles, their rise in popularity, and the language needed to make the rules resonate with the community.

80 Ms. Thibault informed the audience member that Ms. Sandy can amend the document for the public hearing to include
81 the comments and concerns over motorized vehicles (scooters, bikes, and four-wheelers).

82 **B. GHS Environmental Aquatic Maintenance**

83 **1. Aquatic Maintenance Log – 01.28.2026**

84 There were no questions or comments.

85 **C. Red Tree Landscape Maintenance**

86 **1. Landscape Maintenance Report – January 2026**

87 Mr. Burkett reported that the mowing operations were completed, details started that day, and ornamental grasses
88 need to be cut back. The irrigation inspection was completed; they found a lot of dripline blowouts due to temperatures
89 and intend to address them as they break. Mr. Burkett apologized for being unable to get a mulch proposal. The Board
90 discussed tree removal proposals.

91 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
92 Approved the RedTree Proposal to Remove One Tree for \$400, for the Long Lake Ranch Community Development
93 District.

94 **2. Consideration of Proposals for Approval:**

95 **- Irrigation Proposals**

96 The work was completed in December in excess of the Board's \$600 monthly budget. Mr. Burkett confirmed
97 this work took care of the issues.

98 **a. Irrigation Repairs on 12.01.2025 - \$1,040**

99 **b. Irrigation Repairs on 12.02 & 12.03 - \$891**

100 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
101 Approved the Irrigation Repairs on 12.01.2025 at \$1,040 and the Irrigation Repairs on 12.02 & 12.03 at \$891 for the
102 Long Lake Ranch Community Development District.

103 **- Tree Removal Proposal – Flush Cut**

104 The Board debated whether cutting down 28 pine trees would be worth \$40,000, discussing the tree root
105 damage and tree/shade usage by residents. They debated a flush cut, referencing the different pricing options they
106 have, including: a flush cut for \$1,500 a tree, cutting them down at \$400 a tree (\$1,600 to cut down 4 trees), noting
107 that their decision is dependent on how many trees are causing damage. The Board discussed cutting the trees
108 around the basketball court. The Board directed RedTree to assess which and how many trees are causing damage.

109 **- Consideration of Plant Material Proposal - \$2,390**

110 The Board discussed the plant material and why it has been suffering. Mr. Burkett suggested planting
111 Viburnum in March.

112 On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
113 Approved the Plant Material Proposal to be Revised to Include the Exact Type of Viburnum to be Included for the
114 Long Lake Ranch Community Development District.

115 Mr. Burkett confirmed that 347 plants by the roundabouts were replaced in December. He noted they will
116 come back. The Board discussed the tree stump that is sticking up, with Mr. Burkett noting he's told them
117 [RedTree] to cut it down three times.

118 - **Discussion of Water Bill Regarding the Amenity Center - \$85**

119 Ms. Thibault commented on discrepancies in the water bill, noting that the most recent month's bill was
120 significantly higher than the previous month's. After reaching out to PASCO County, Ms. Thibault reported that
121 the County will send them an hour-by-hour report for \$85. The floor was opened to audience comments of which
122 there were none.

123 On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Approved
124 the \$85 for an Hour-By-Hour Water Report from PASCO County for the Long Lake Ranch Community Development
125 District.

126 **3. Status on Project Completions:**

- 127 - Installation of Two Sable Palms was done.
- 128 - Firebush Installation was not done; is to do.
- 129 o Supervisors noted they were supposed to meet someone to get it done.
- 130 - New Warrantied Plant Material was done.
- 131 - Serenoa Cutback was done.
- 132 - Mulch Installation was done, except for Foxtail.
- 133 - Tree Cutback & Lift Since December meeting was partially done. They got the ones by the fence but need to
134 go through again in the spring. The pine trees along the Sunlake Boulevard median still need to be lifted.

135 Mr. O'Reilly remarked to Mr. Burkett that there are a lot of weeds growing in between all the bushes by the
136 monuments that need to be cut down.

137 **D. District Counsel – Kutak Rock**

138 **1. Discussion of Overpayment – Anchor Stone**

139 Ms. Sandy reviewed the settlement agreement they were negotiating with Anchor Stone, noting that they [Kutak
140 Rock] had sent a demand letter to Anchor Stone after the last meeting, requesting they [Anchor Stone] pay the \$10,000
141 claim or they would move forward with County court. She commented that they had responded with alacrity and
142 quickly agreed to pay the full amount. Though they had hopes to handle the overpayment issue and any district
143 management agreement issues at the same time, Anchor Stone was insistent on only moving forward with the
144 overpayment issue at this time. After drafting and sending the settlement agreement, Ms. Sandy received a response
145 that day with two additional changes Anchor Stone had made, neither of which affect the district's rights in a
146 substantive manner.

147 Supervisor Smith questioned if they could go after Anchor Sone for the legal fees after noting that district counsel
148 charges \$1,000, leaving the district with \$9,000. Ms. Sandy informed him no, not if they go for the settlement. Though
149 they have had the check, District Management has not moved forward with cashing it as that would signify the release
150 of certain claims, and they wanted to have the settlement agreement in place first.

151 On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
152 Agreed to Execute the Settlement Agreement with Anchor Stone for the Long Lake Ranch Community Development
153 District.

154 Ms. Sandy confirmed she will send the revised agreement to the Board. She noted to the Board that this settlement
155 did not include the issues with the district management agreement, or their stance on it.

156 Ms. Thibault suggested offering Anchor Stone a settlement to pay them through the end of December, a deal she
157 noted they have accepted from another district. She also noted that for some of the other districts, Anchor Stone has just
158 let their claim go. The Board was of the opinion that they should let it go and let Anchor Stone come to them. Ms.
159 Sandy raised her concerns over that route, reminding the Board that they have yet to receive their passwords and items
160 of that nature.

161 Ms. Thibault reported that with help from the HOA, they have created new accounts (Microsoft, email, and
162 Mailchimp) and spread the word to residents. Regarding historical documents, district management has been unable to
163 access the old Mailchimp account as the password is linked to the Microsoft account, and they do not know the
164 password or if Anchor Stone has it. Supervisor Smith suggested sending passwords to a dummy account that multiple
165 people have access to. The Board discussed the steps taken when getting their badges, noting that the historical data
166 they're missing are email addresses and emails that were public records. Supervisor Smith suggested getting the emails
167 from Greenacre/ the HOA, which Ms. Thibault explained might not work. Chairwoman Clawson reiterated that the
168 Board should have until the 15th to pay Anchor Stone anyway, and she has an issue with paying them money they are
169 not owed and should not be receiving.

170 On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Agreed to
171 Authorize District Counsel to Work with Chairwoman Clawson to Finalize the Separation from District Management
172 for the Long Lake Ranch Community Development District.

173 Mr. York presented the new amenity email address to the Board, suggesting methods to regain resident email
174 addresses. He confirmed setting up a QR code for residents to access CDD emails.

175 V. Business Item

176 1. Open the Public Hearing

177 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
178 Agreed to Open the Public Hearing for the Long Lake Ranch Community Development District.

179 2. Presentation of Revised Parking Towing Policy

180 Ms. Sandy explained the previous towing policy, noting that they have added the ability to tow from district-owned
181 roadways if there is street parking. She reported that she had added a chart with the number of parking spaces based on
182 different areas, added maps that she had created, and that she had gone through, identified, and color coded the amenity
183 centers, guest parking, and regular parking spots. She also included clarifying information.

184 The Board discussed common area towing. Supervisor Twomey posed a question, asking if the towing company
185 was coming to the townhome area at 2 a.m., would they know they can tow. Ms. Sandy posed the question to Ms.
186 Thibault, asking what the towing company would request from her to identify the areas they can tow. Ms. Thibault
187 responded, a map, a really detailed map. The Board posed a few hypothetical questions, checking how the towing
188 company would know what to do in different scenarios. Discussion over issuing parking tags ensued.

189 Ms. Sandy stated the definition of motorized vehicles. Supervisor Twomey wanted it added to the rules that
190 motorized vehicles cannot be in the playground or anywhere on Long Lake Ranch Property. Ms. Sandy informed him
191 and the Board that it's already in the rules. He suggested stating it clearly so there can be no misunderstanding. The
192 Board discussed the wear and danger of motorized vehicles on the bridge and by the lake. The Board agreed to add the
193 same language to the playground rules and tennis court rules.

194 On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
195 Agreed to Open the Floor to Public Comment for the Long Lake Ranch Community Development District.

196 3. Public Comment on Revised Parking Towing Policy

197 The resident who previously raised the motorized vehicle issue agreed with the Board's ideas and asked what the
198 expected turnaround time is. Ms. Thibault informed her the guidelines will go into effect that night, meaning the next
199 steps would be to direct the amenity team to gather proposals on new signage. She confirmed she'd post the notice on
200 the website once she had received the revised language from Ms. Sandy. Supervisor Clawson suggested adding signage
201 prohibiting motorized vehicles to the Lake Trail, clarifying that non-motorized bicycles are still allowed if they abide
202 by the rules. District counsel reiterated her understanding of the legal language and what sections it was needed in. The
203 Board posed revocation of amenity privileges as punishment for breaking the rules. Chairwoman Clawson advised that
204 numerous sections would have to be revised to include the language prohibiting motorized vehicles.

205 Supervisor Pellan raised the question of spontaneous overnight guests, as they might run into issues with getting a
206 parking tag after a certain hour. Chairwoman Clawson expressed her frustration with towing as a continuous topic of
207 debate. She had found that the Board had come to a decision months ago (August) but had remained inconsistent when
208 discussing it. Supervisor Thompson shared his recollection, noting the towing company was directed when to tow/when
209 there were violations and that the notice was given about specific parking areas. He claimed not to have heard
210 complaints about the parking, which Supervisor Twomey countered, finding that there have been inconsistent
211 complaints that had not been addressed. The Board discussed whether this is a chronic issue, methods they have used in
212 the past, and the dangers of having a towing company come in and start pulling cars. Supervisor Twomey suggested
213 adding a parking pass to the website. The Board raised some concerns. Supervisor Thompson suggested sticker cars
214 and checking them the next day. The Board raised some concerns. Supervisors found that they could not solve every
215 problem but did not agree on the way to move forward. Supervisor Smith shared his distaste for aggressive towing.

216 Ms. Sandy advised the Board that even after adopting the new rules, they can direct district staff to the consistency
217 and location of the towing. Supervisor Twomey suggested towing cars parked on the street, having amenity staff call to
218 arrange the towing for cars parked in visitor spots if needed. Chairwoman Clawson noted that the grass parking
219 problem occurs when the staff is not there.

220 Supervisor Twomey presented his suggestion to Mr. York, stating if it's parked by the townhome or in the street
221 overnight it can be towed on a rover basis. If it's parked in visitor parking, the call to tow will be handled by
222 management. Mr. York agreed, finding that it would solve the long-term storage issue. Chairwoman Galbriath advised
223 that this plan does not abide by the policy and questioned how they plan to enforce the chronic grass parkers.
224 Supervisor Twomey noted the reflectors have helped, which Chairwoman Clawson countered by reminding the Board
225 how that the reflectors have to be moved when the grass gets mowed and that is a very labor-intensive process.
226 Supervisor Pellan noted the handling of the situation and the arrangements made with the towing company can be
227 worked out amongst staff and district management.

228 4. Close the Public Hearing

229 On a MOTION by Supervisor Pellan, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board
230 Agreed to Close the Public Hearing for the Long Lake Ranch Community Development District.

231 **5. Consideration for Adoption Resolution 2026-06 Adopting Amended Recreational Facilities & Parking**
232 **Rules & Regulations in Substantive Form Pending Changes from Tonight**

233 On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
234 Adopted Resolution 2026-06 Adopting Amended Recreational Facilities & Parking Rules & Regulations in Substantive
235 Form Pending Changes from Tonight for the Long Lake Ranch Community Development District.

236 The agreement will be brought back to next month's meeting to find a towing company. At that time, the Board
237 will give directions to staff as to what can be towed. The Board discussed parking and towing further.

238 **VI. Amenity General Manager & Field Manager**

239 **1. Presentation for Discussion – Amenity & Field Status Report**

240 Mr. York presented the inventory for the sign audit, noting that he only found one sign missing with the pole, and
241 that they do need more trespassing signs, and better signage for fishing. Supervisor Smith shared an example of people
242 disregarding the fishing rules, emphasizing that they need better signage. Mr. York was directed to mark the new
243 parking areas at Foxtail that need to be painted, gather proposals for the damaged signs, and get the no trespassing and
244 no motorized vehicles signs. The Board discussed the fishing signs and the locations of the trespassing signs.

245 The Pool filters have all been changed and set at the main pool, and Foxtail does not need to be changed yet.

246 **2. Discussion Regarding HCA Signage**

247 They will be taking care of their signage: cleaning it, painting it, and pressure-washing it when needed. They will
248 be completely covering the utilities and totally responsible for the sign.

249 **3. Presentation of Blue Water Aquatics Quarterly Fountain Report**

250 Mr. York reported that the middle fountain still does not work, and neither do the lights.

251 **4. Presentation for Consideration & Acceptance – Manda's Minnows Swim Lessons**

252 Ms. Thibault reviewed the agreement with Manda's Minnows for swimming lessons.

253 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
254 Accepted the Presentation for Manda's Minnows Swim Lessons for the Long Lake Ranch Community Development
255 District.

256 **5. Presentation of Pool Deck Resurfacing Proposals for Consideration**

- 257 - Paver Rescue - \$15,791.00
- 258 - Bay Paver Cleaning & Sealing - \$12,550
- 259 - Tactical Pressure Washing - \$15,125

260 Mr. York explained that the sealing and sanding is needed before they fall into worse disrepair. Ms. Thibault
261 advised that the Board could pay for this with some of the funds they had set aside the year before, or with funds they
262 have in capital. Supervisor Twomey argued that the pool is a main amenity, and it needs to be done.

263 On a MOTION by Supervisor Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Accepted
264 the Bay Paver Cleaning and Sealing Proposal at \$12,550 for the Long Lake Ranch Community Development District.

265 Ms. Sandy confirmed she will draft an agreement.

266 VII. Financial & Administrative Matters

267 A. Consideration for Acceptance of December 2025 Unaudited Financial Statements

268 On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
269 accepted the December 2025 Unaudited Financial Statements, for the Long Lake Ranch Community Development
270 District.

271 B. Presentation of Check Details for December 2025

272 - Chairwoman Clawson asked if they've heard anything from Verizon since Frontier had acquired them. She
273 was directed to go online and link the accounts where she could also check the detail report.

274 On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Accepted
275 the Check Detail Report for the Long Lake Ranch Community Development District.

276 C. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 5th,
277 2026

278 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
279 Accepted the Minutes of the Board of Supervisors Regular Meeting Held January 5, 2026, for the Long Lake Ranch
280 Community Development District.

281 D. Presentation of Approval Listing – 2026

282 VIII. Staff Reports

283 A. District Manager

284 IX. Audience Comments

285 No comments were made at this time.

286 X. Supervisor Requests

287 Chairwoman Clawson asked about a police report for the crash into the tree. Mr. York reached out and they
288 informed him it would be 60 days. The Board directed Mr. York to check, since the Board, as a government entity,
289 should be able to get around that.

290 XI. Adjournment

291 With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair
292 concluded the meeting.

293 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
294 adjourned the Meeting for the Long Lake Ranch Community Development District.

276 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
277 Accepted the Minutes of the Board of Supervisors Regular Meeting Held January 5, 2026, for the Long Lake Ranch
278 Community Development District.

279 **D. Presentation of Approval Listing – 2026**

280 **VIII. Staff Reports**

281 **A. District Manager**

282 **IX. Audience Comments**

283 No comments were made at this time.

284 **X. Supervisor Requests**

285 Chairwoman Clawson asked about a police report for the crash into the tree. Mr. York reached out and they informed
286 him it would be 60 days. The Board directed Mr. York to check, since the Board, as a government entity, should be able
287 to get around that.

288 **XI. Adjournment**

289 With no further business, a motion to adjourn was made and seconded. Upon unanimous consent, the Chair
290 concluded the meeting.

291 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board adjourned
292 the Meeting for the Long Lake Ranch Community Development District.

293 *~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting*
294 *is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including*
295 *all testimony and evidence upon which the appeal is based.~*

296 The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on
297 _____, 2026.

301 _____
302 **Signature**

301 _____
302 **Signature**

303
304
305
306
307 _____
308 **Printed Name** Secretary Assistant Secretary

303
304
305
306
307 _____
308 **Printed Name** Chairman Vice Chairman

309

Exhibit 16

Return to Agenda

2-Oct	Anchor Stone	\$850	Drip Line Irrigation Project Inspection
2-Oct	Red Tree Landscape	\$5,225	Replacement of Muhly Grass on Long Lake Ranch Blvd.
2-Oct	Red Tree Landscape	\$600 per month	Monthly Irrigation repairs
2-Oct	Bryans Fence	\$2,600	Proposal for fencing needs
2-Oct	Blue Water Aquatics	\$524.15	Estimate for Fountain 2 control box replacement
3-Nov	Red Tree Landscape	\$3,200	Cut stumps at Foxtail and haul away
3-Nov	Red Tree Landscape	\$2,200	Woodline cutback proposal
3-Nov	Red Tree Landscape	\$49,500	Installation of mulch
3-Nov	Red Tree Landscape	\$1,000	Irrigation proposal
3-Nov	Welch Tennis	\$910.48	Wind screen
3-Nov	Cooper Pools	\$2,075	Remediation of Foxtail Pool
4-Dec	Blue Water Aquatics	\$884.83	Fountain Repair
4-Dec	Cooper Pools	\$2,860	Filter Cartridge Grid at Foxtail Pool
4-Dec	Keystone Backflow Services	\$453	Backflow
4-Dec	American Illuminations	\$2,500	Wreath Hanging
4-Dec	Red Tree Landscape	\$120.25	Irrigation Repair
2/5/2026	W.C. Sherrill / Johnson Engineering	\$550	Boundary Proposal Survey
2/5/2026	Red Tree Landscape	\$1,040	Irrigation Repair on 12/1/25
2/5/2026	Red Tree Landscape	\$891	Irrigation Repair on 12/2, 12/3
2/5/2026	Red Tree Landscape	\$400	Tree Removal Proposal (1 tree)
2/5/2026	Red Tree Landscape	\$2,390	Plant material proposal
2/5/2026	Bay Paver Cleaning	\$12,550	Pool deck resurfacing
2/5/2026	Pasco County	\$85	Hour by hour water report

Exhibit 17

Return to Agenda



DE Contact: Jaynell Oyomire

WR 60867553

Address: 3300 Exchange Place Lake Mary, FL 32746

Phone: 407-942-9215

February 17, 2026

Project Details	
Customer:	Long Lake Ranch Comm Dev Phase 2
Account:	910089442966
Premise:	5204951985
Site:	000 SUNLAKE BLVD
Contact:	Patricia Thibault <Patricia@havenmgt.com>
Phone:	407-221-9153

Scope of Request
REMOVE: [4003780] LFIX-FLAGL-HPS-100-GOLD-III-120V-F [1597489] LFIX-MTCHR-LED-50-BLK-III-3000K-F [1588297] LFIX-MTCHR-LED-50-MULTIV-F 1 [597491] LFIX-MTCHR-LED-50-BLK-III-3000K-F [1568905] LFIX-OTRAD-LED-50-BLK-III-3000K-F
INSTALL: [1597489] LFIX-MTCHR-LED-50-BLK-III-3000K-F
Notes: • Quantities & Wattages subject to Field Verification • Poles to remain

EXISTING INVENTORY

Quantity	Product Description Fixtures and Poles	Monthly Charge	Per Unit			Sub-Total
			Maint.	Fuel & Energy	Unit Total	
84	100W HPS Flagler BLK S49PF	\$15.92	\$2.87	\$5.57	\$24.36	\$2,046.24
2	50W LED Mitchell Rib Bands Medallion Type III 3K Blk L19QRB3	\$16.98	\$2.04	\$2.16	\$21.18	\$42.36
3	50W LED Mitchell Ribs Bands and Medallion Blk L18Q	\$16.98	\$2.04	\$2.16	\$21.18	\$63.54
1	50W LED Mitchell Top Hat Ribs Medallion Type II 3K Blk L19QTRBL	\$16.98	\$2.04	\$2.16	\$21.18	\$21.18
1	50W LED Open Traditional 3K Type III Blk L17OTR3	\$8.32	\$2.04	\$1.93	\$12.29	\$12.29
1	35' TT CONC NON FLD MNT P498	\$7.39	\$0.00	\$0.00	\$7.39	\$7.39
91	16' WASHINGTON SINGLE BLK P497	\$11.67	\$0.00	\$0.00	\$11.67	\$1,081.97
					\$0.00	\$0.00
					\$0.00	\$0.00
Fixture & Pole Charge, Maintenance, F&E Totals:		\$2,516.84	\$255.36	\$482.77		
Existing Estimated Monthly Rates						\$3,254.97

PROPOSED INVENTORY

Quantity	Product Description Fixtures and Poles	Monthly Charge	Per Unit			Sub-Total
			Maint.	Fuel & Energy	Unit Total	
91	50W LED Mitchell Rib Bands Medallion Type III 3K Blk L19QRB3	\$16.98	\$2.04	\$2.16	\$21.18	\$1,927.38
91	16' WASHINGTON SINGLE BLK P497	\$11.67	\$0.00	\$0.00	\$11.67	\$1,081.97
1	35' TT CONC NON FLD MNT P498	\$7.39	\$0.00	\$0.00	\$7.39	\$7.39
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Fixture & Pole Charge, Maintenance, F&E Totals:		\$2,614.54	\$185.64	\$196.56		
Proposed Estimated Monthly Rates						\$2,996.74

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

20260121

◇ CIAC ONE TIME PAYMENT	\$0.00
* MLDF MONTHLY PAYMENT	\$0.00

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

◇ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.

OR

* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 0.96% of the Underground or Overhead Service feed and pole installation.

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____

Date _____

(Please sign and date to approve this estimate and return via email or the mailing address above)



DE Contact: Jaynell Oyomire
Address: 3300 Exchange Place Lake Mary, FL 32746
Phone: 407-942-9215

WR 60867424

February 17, 2026

Table with Project Details: Customer, Account, Premise, Site, Contact, Phone.

Table with Scope of Request: REMOVE, INSTALL, Notes.

EXISTING INVENTORY

Table with columns: Quantity, Product Description, Monthly Charge, Maint., Fuel & Energy, Unit Total, Sub-Total.

PROPOSED INVENTORY

Table with columns: Quantity, Product Description, Monthly Charge, Maint., Fuel & Energy, Unit Total, Sub-Total.

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

20260121

Summary table with CIAC ONE TIME PAYMENT \$0.00 and MLDF MONTHLY PAYMENT \$0.00.

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

- CIAC - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.
OR
MLDF - This Monthly Lighting Distribution Fee will be billed to you separately each month is 0.96% of the Underground or Overhead Service feed and pole installation.

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____ Date _____

(Please sign and date to approve this estimate and return via email or the mailing address above)



DE Contact: Jaynell Oyomire
Address: 3300 Exchange Place Lake Mary, FL 32746
Phone: 407-942-9215

WR 60867590

February 17, 2026

Project Details table with fields: Customer, Account, Premise, Site, Contact, Phone.

Scope of Request table with REMOVE and INSTALL items and Notes.

EXISTING INVENTORY

Table with columns: Quantity, Product Description, Monthly Charge, Maint., Fuel & Energy, Unit Total, Sub-Total.

PROPOSED INVENTORY

Table with columns: Quantity, Product Description, Monthly Charge, Maint., Fuel & Energy, Unit Total, Sub-Total.

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

20260121

Summary table for CIAC and MLDF payments.

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

CIAC - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.
OR
MLDF - This Monthly Lighting Distribution Fee will be billed to you separately each month is 0.96% of the Underground or Overhead Service feed and pole installation.

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____ Date _____
(Please sign and date to approve this estimate and return via email or the mailing address above)



DE Contact: Jaynell Oyomire
Address: 3300 Exchange Place Lake Mary, FL 32746
Phone: 407-942-9215

WR 60867590

February 17, 2026

Table with 2 columns: Project Details and Scope of Request. Project Details includes Customer, Account, Premise, Site, Contact, and Phone. Scope of Request includes REMOVE and INSTALL items with part numbers.

EXISTING INVENTORY

Table with 7 columns: Quantity, Product Description Fixtures and Poles, Monthly Charge, Maint., Fuel & Energy, Unit Total, Sub-Total. Includes a summary row for Existing Estimated Monthly Rates totaling \$1,683.87.

PROPOSED INVENTORY

Table with 7 columns: Quantity, Product Description Fixtures and Poles, Monthly Charge, Maint., Fuel & Energy, Unit Total, Sub-Total. Includes a summary row for Proposed Estimated Monthly Rates totaling \$1,543.95.

Monthly rates are subject to tariff rate changes as per LS-1 Rate Schedule

Estimates valid for 30 days and subject to change.

20260121

Table with 2 columns: Payment Type and Amount. Includes CIAC ONE TIME PAYMENT \$0.00 and MLDF MONTHLY PAYMENT \$0.00.

Estimated Monthly Rates excludes any applicable taxes, franchise fees or customer charges.

CIAC - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this estimate and payment is due before the work can be released to scheduling of construction.
OR
MLDF - This Monthly Lighting Distribution Fee will be billed to you separately each month is 0.96% of the Underground or Overhead Service feed and pole installation.

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this estimate. Do not remit payment with this form.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____ Date _____
(Please sign and date to approve this estimate and return via email or the mailing address above)