

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, April 02, 2026

Time: 6:00 P.M.

Location: Long Lake Ranch Amenity Center,
19037 Long Lake Ranch Blvd.,
Lutz, FL 33558

[Zoom Link](#)

Phone: 1-305-224-1968

Meeting ID: 939 4671 5244

Passcode: 751858

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. Discussion - MBS Refunding Status

B. District Engineer – Stantec

C. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 3.25.2026

[EXHIBIT 1](#)

2. Pond Analysis on Big Lake

[EXHIBIT 2](#)

D. Red Tree Landscape

1. Landscape Maintenance Report – March 2026

[EXHIBIT 3](#)

2. Irrigation Report – March 2026

[EXHIBIT 4](#)

3. Ratification Long Lake Ranch CDD - Revised Tree Removal and Stump

[EXHIBIT 5](#)

4. Field Maintenance Report – Follow-ups from Previous Reports

[EXHIBIT 6](#)

E. District Counsel

VI. Amenity General Manager & Field Manager

- A. Presentation for Discussion – Amenity & Field Status Report [EXHIBIT 7](#)
- B. Consideration for Approval:
 - 1. Basketball Resurfacing Proposal – Court Project - \$21, 446 [EXHIBIT 8](#)
- C. Discussion on Manda’s Minnows Inquiries [EXHIBIT 9](#)

VII. Financial & Administrative Matters

- A. Consideration for Acceptance of February, 2026 Unaudited Financial Statements [EXHIBIT 10](#)
- B. Presentation of Check Details – 02.28.2026 [EXHIBIT 11](#)
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 5, 2025 [EXHIBIT 12](#)
- D. Presentation of Approval Listing – FY 2026 [EXHIBIT 13](#)

VIII. Staff Reports

- A. District Manager
 - 1. Request to Replace Trees Behind Piazza’s Home [EXHIBIT 14](#)

IX. Other Introduced Items

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

XI. 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

XII. Adjournment

EXHIBIT 1

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		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.
3/12/2026																											
3/24/2026	A, MF																										Applied courtesy midge fly treatment in SE portion of Big Lake per complaint. Note: GHS not under contract for midge fly treatment since lakes were stocked with gambusia in past to combat midge flies.
3/25/2026	T	T	T	T	T	T	T	T	T	T																	Email coordination with P. Thibault on Big Lake midge fly treatment options.

EXHIBIT 2

RETURN TO AGENDA

Patricia Thibault

From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Wednesday, March 25, 2026 8:08 AM
To: Patricia Thibault
Subject: Re: Midge Fly Complaints

Good morning and Happy Wednesday! I checked out the Big Lake yesterday. I did notice some midges as I drove around.

GHS is not currently under a contract to do any midge fly treatments. However, I did do a courtesy treatment along the southeastern boundary per the email below and since there was a complaint. We can spray the perimeter of the Big Lake for \$405 with midge fly bacteria/event.

Several years back, the board decided to stock the lakes with gambusia (mosquito fish) in lieu of spraying per our recommendation. That is the best bang for the buck in my opinion. The complaints went way down once the lakes were stocked.

I spot checked around the Big Lake yesterday for gambusia. The gambusia were observed but seemed to be in small schools in my opinion. With the lack of consistent rain in the last couple of years, the population may have been picked off since the littorals have been out of the water for good portions of the year. They use the littoral areas for coverage from predators.

We can spray the perimeter if requested, but it is probably best to look at supplementing the gambusia to get their population numbers up for the long haul.

Let me know how you want us to proceed. Have a great day!

Chuck Burnite

Senior Environmental Scientist

GHS Environmental

PO Box 55802 St. Petersburg, FL 33732-5802

Phone: 727-432-2820

chuck@ghsenvironmental.com | www.ghsenvironmental.com

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From: Patricia Thibault <Patricia@havenmgtisol.com>
Sent: Monday, March 23, 2026 7:16 PM
To: Chuck Burnite <chuck@ghsenvironmental.com>
Subject: RE: Midge Fly Complaints

Thanks bunches

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Monday, March 23, 2026 5:01 PM
To: Patricia Thibault <Patricia@havenmgtzol.com>
Subject: Re: Midge Fly Complaints

Will do. Have a great evening!

Chuck Burnite

Senior Environmental Scientist

GHS Environmental

PO Box 55802 St. Petersburg, FL 33732-5802

Phone: 727-432-2820

chuck@ghsenvironmental.com | www.ghsenvironmental.com

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From: Patricia Thibault <Patricia@havenmgtzol.com>
Sent: Monday, March 23, 2026 2:44 PM
To: Chuck Burnite <chuck@ghsenvironmental.com>
Subject: FW: Midge Fly Complaints

Hey Chuck , can you check on this for us

Thanks much

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Bill Pellan <bpellan@gmail.com>
Sent: Monday, March 23, 2026 2:40 PM
To: Patricia Thibault <Patricia@havenmgtzol.com>; byork1071@gmail.com; Joe O'reilly <Joe@havenmgtzol.com>
Subject: Midge Fly Complaints

Patricia and others,

I have received complaints from residents living along the Southeast side of the big lake, not too far from the clubhouse, that the midge flies are invading their backyards by the hundreds. Interestingly enough, across the street at my house, we do not have an issue with them.

Could you please let Chuck know so that he can take appropriate action?

Thank you.
Bill Pellan

EXHIBIT 3

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
MARCH 2026

TO: District Management – Patricia Thibault
Long Lake Ranch CDD. Board of Supervisors

FROM: John Burkett, Account and Client Manager – RedTree Landscape Systems

Grounds Maintenance

- Mowing operations completed as per contract.
- Detailing operations completed as per contract.

Irrigation

- New electrical system for clubhouse is pending arrival.

Proposals

- No proposals have been submitted at this time.

Work Orders / Service requests

- Please do not hesitate to send any service requests to our Service Desk at service@redtreelandscape.com. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

EXHIBIT 4

RETURN TO AGENDA



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March 2025

Date: Mar 09, 2026 8:44 am
Inspector: John Moylan

Site	
Name	Long Lake Ranch CDD
Address	Long Lake Ranch Boulevard
City	Lutz
ST	Florida
Zip	33558

Controller	
Name	2144 Sunlake Blvd
Location	
Model	
Modules	17
Controller ID	150317

Water Days as of Mar 09, 2026	
Program A	Thur
Program B	Tue , Thur
Program C	Wed , Sat
Program D	Mon , Wed , Fri

Notes
Changed 6 Maxie jets and made adjustments as needed on spray and rotor zones

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	Open	Pass										
2	Maxijet- by sign, annuals	Pass										
Good												
3	D	Pass										
Good												
4	D	Pass										
Good												
5	D	Pass										
6	D	Pass										
7	B	Pass										
8	Maxijet- Entrances and roundabout,	Pass	6									
6 clogged Maxie nozzles												
9	D-bot	Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
Good												
10	R- pool	Pass										
Minor adjustments												
11	S- pool	Pass										
Minor adjustments												
12	D-pool	Pass										
Good												
13	R- Maintenance shed	Pass										
Minor adjustments												
14		Pass										
Good												
15		Pass										
Good												
16		Pass										
17		Pass										
18		Pass										
19		Pass										
20		Pass										
21		Pass										
22		Pass										
23		Pass										
24		Pass										
25		Pass										
26		Pass										
27		Pass										
28		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										



powered by SmartLink Network ®

March 2026

Date: Mar 09, 2026 7:35 am
Inspector: John Moylan

Site	
Name	Long Lake Ranch CDD
Address	Long Lake Ranch Boulevard
City	Lutz
ST	Florida
Zip	33558

Controller	
Name	19042 Long Lake Ranch Blvd
Location	
Model	
Modules	49
Controller ID	150284

Water Days as of Mar 09, 2026	
Program A	Sun , Mon , Wed , Fri , Sat
Program B	Sun , Mon , Wed , Fri
Program C	
Program D	

Notes
Zone 4 Repaired one drip line small nipple mark in drip tube. Straighten and adjusted Maxie jet sprays and stakes.

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
1	BOTS- Primrose	Pass										
Minor adjustments to MJ												
2		Pass										
3	D- All flowers from Sunlake Blvd to	Pass										
Straighten Maxie stakes as needed												
4	D- North and east side of roundabout	Pass						1				
One drip coupler												
5	NA	Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
11	NA	Pass										
12	NA	Pass										
13		Pass										
14	NA	Pass										
15	D-off	Pass										
16	D-off	Pass										
17		Pass										
18		Pass										
19		Pass										
20	D-off	Pass										
21	D-off	Pass										
22	Bot -annuals-Peppergrass	Pass										
Good												
23		Pass										
24		Pass										
25		Pass										
26	D-Bot annuals -Foxtail	Pass										
27		Pass										
28		Pass										
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
36		Pass										
37		Pass										
38		Pass										
39		Pass										
40		Pass										
41		Pass										
42		Pass										
43		Pass										
44		Pass										
45		Pass										
46		Pass										
47		Pass										
48		Pass										
49		Pass										
50		Pass										
51		Pass										
52		Pass										
53		Pass										
54		Pass										
55		Pass										
56		Pass										
57		Pass										
58		Pass										
59		Pass										
60		Pass										
61		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
62		Pass										
63		Pass										
64		Pass										
65		Pass										
66		Pass										
67		Pass										
68		Pass										
69		Pass										
70		Pass										
71		Pass										
72		Pass										
73		Pass										
74		Pass										
75		Pass										
76		Pass										
77		Pass										
78		Pass										
79		Pass										
80		Pass										
81		Pass										
82		Pass										
83		Pass										
84		Pass										
85		Pass										
86		Pass										
87		Pass										

	Location	Valve Status	Clogge d Nozzle	Blocke d Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope	Estimated Cost
88		Pass										
89		Pass										
90		Pass										
91		Pass										
92		Pass										
93		Pass										
94		Pass										
95		Pass										
96		Pass										
97		Pass										
98		Pass										
99		Pass										

EXHIBIT 5

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

BASKETBALL COURT

**REVISED TREE REMOVAL AND STUMP
GRINDING PROPOSAL**

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

February 23, 2026

Scope of Work:

- This project includes the removal and stump grinding of (12) trees around the basketball court.

Work includes:

- Removal and stump grinding of (12) trees.
- Includes all labor, hauling, and dumping fees.



PRICE: \$4,125.00

Heidi Clawson

Authorized Signature to Proceed

2026.03.18 21:02:59 -0400

_____/_____/_____
Date of Authorization

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

EXHIBIT 6

RETURN TO AGENDA

Haven Management Solutions

Monthly Landscape Inspection: 03/11/2026

LLR CDD

Area: Follow-ups from previous reports

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 - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density	15	15	Starting to turn green
Turf Fertility - Non Bahia - Color and Growth Density	12	15	Starting to turn green
Turf Areas - Weed Control	9	10	
Bed Weed Control	9	10	
Shrub & Plant Pruning & Shape - Deadheading & Appearance	9	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	90%	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'	5	10	Tree pruning fence line and throughout community also along walkways
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	43%	50	

Other Landscape Supplemental Items	Score	Max Points	
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	10	10	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	5	10	Mulch is not at 4" it is evenly distributed to cover bare ground also areas are over 18 inches in height.
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	15%	20	

Pond Inspection Items	Score	Max Points Allowed	Points Allocated
Pond Algae & Growth - Check for the presence of spkerush, 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	

03/25/2026

LLR

Clubhouse

bushes invaded with
spanish moss
one example



03/25/2026

LLR

Clubhouse
bushes invaded with
spanish moss
one example





03/25/2026

LLR

Clubhouse

palm fonds never
trimmed

03/25/2026

LLR

Clubhouse

spanish mose in bush







03/25/2036

LLR

Clubhouse

palm fonds never

trimmed



03/25/2026

LLR

Clubhouse

parking lot finger-mulch
over 12 inches in height

this is not a root ball





03/25/2026

LLR

Clubhouse

retaining wall and stairs
weeds growing need to
be sprayed

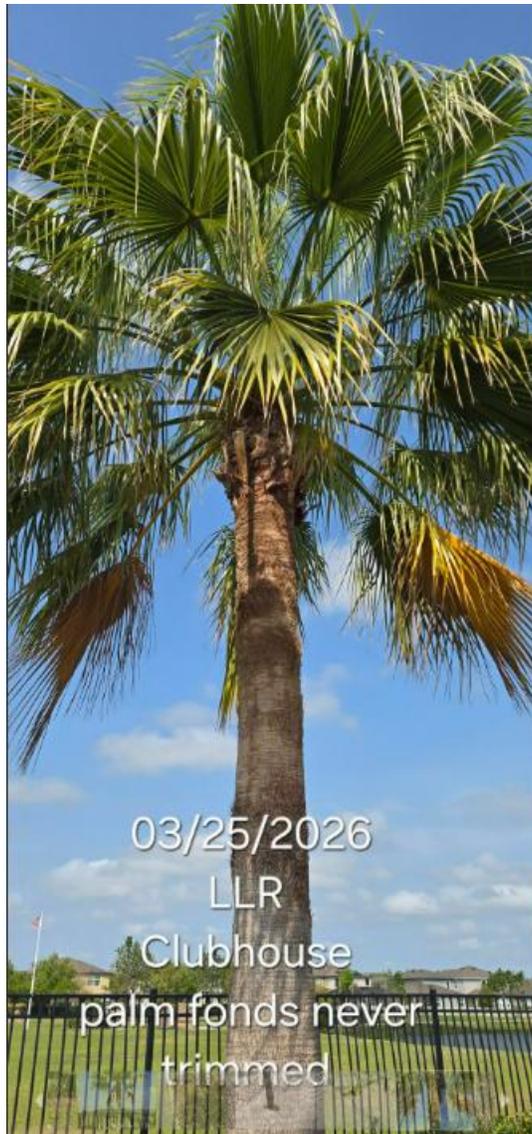


03/25/2026

LLR

Clubhouse

retaining wall weeds need
to be sprayed



03/25/2026

LLR

Clubhouse

palm fronds never

trimmed

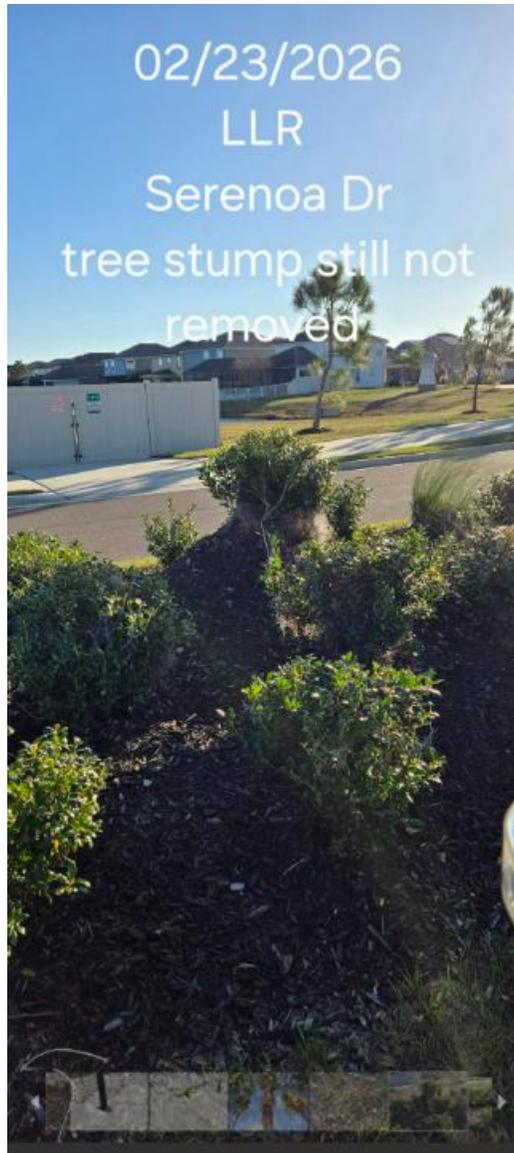


02/23/2026

LLR

Serenoa Dr

tree stump still not
removed



LLR

Serenoa Dr

03/25/2026

stump still not rem

11/12/25 Serenoa Dr

Island bush lifting up



EXHIBIT 7

RETURN TO AGENDA

	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
1	03.05.2026	Erosion	Stantec	05.07.2026	03.26.2026 Greg is working on getting the construction plans so we can draft up a solution on the additional areas. They will have those for the May meeting.
2	1.5.26	French Drain Proposal	Stantec	04.09.2026	Need proposal for French Drain. New DE will be assessing
3	2.5.26	Weeds around Monuments	Red Tree Landscape	COMPLETED	Weeds need to be cut back RT: Completed
4	2.5.26	Tree Stump on Long Lake Ranch Intersection	Red Tree Landscape	04.02.2026	Stump still there and needs to be cut RT: Growth on stump removed; was not supposed to be removed.
5	2.5.26	Trees on Sunlake Median	Red Tree Landscape	04.02.2026	The trees on the median need to be lifted RT: In progress with each property visit, soon to be completed
6	2.5.26	Plant Material Proposal	Red Tree Landscape	COMPLETED	Plant Material Proposal to be revised to include exact type of viburnum. Not to be installed until March. Need a status from Red Tree as to when . This has been completed

7	1.5.26	Tree cutback and lift	Red Tree Landscape	04.02.2026	Update since December meeting RT: Lifting of pine trees in center medians on Sunlake Boulevard is half completed and is in progress during visits.
8	1.5.26	Mulch install	Red Tree Landscape	COMPLETED	DONE, except Foxtail RT Completed and verified with Bill, Club Manager
9	1.5.26	Fire Bush install	Red Tree Landscape	04.02.2026	NOT DONE -- added to Feb task list above RT: John Burkett scheduled to meet with representative from the Board about the Firebush placement, who did not attend and meet with John. Scheduled for completion
10	03.05.2026	Redtree Tree Removal and Stump Grind	Red tree Landscape	04.05.2026	Ms. Thibault requested a revised proposal indicating 12 trees. Executed agreement has been finalized and work should be completed by meeting date. Scheduled for March 30th
11	03.05.2026	Water meter	Red Tree Landscape	04.05.2026	Olson offering to set the dates and times in front of Mr. York and upload those where the Board will have access to them when the new meter is installed
12	02.05.2026	Stantec	Kutak/District Manager	04.05.2026	Agreement from Kutak sent. Sent Strantec revisions to Kutak on 02.23> Interim agreement executed . Awaiting final
13	2.5.26	Separation from Anchor Stone	Kutak	COMPLETED	Sara to work with Heidi to finalize separation from Anchor Stone. Email sent on 02.22.2026 with invoices to counsel. Payment has been made

14	1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara checking on this
15	2.5.26	Verizon	Finance & Accounting	Completed	Since Frontier has been acquired, need to go online and ink the accounts. F&A will confirm when completed - completed with Verizon.
16	12.4.2025	HCA Communication	Field Manager	04.05.2026	Communicate with HCA regarding signage Joe reached out to Mr Bailey and he advised he was ill and would callback . HCA installed the sign . The District removed. Sent multiple emails and HCA has not commented on whether they are advancing after the removal
17		Street Light conversion	District Manager	04.05.2026	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 estimates timeline deliverable - no response. Estimates will be on the agenda for March. Sent email in regards to the amounts that may be charged on 02/26/26 . Awaiting timeline from Duje
18	02.05.2026	Mandas Minnows	District Manager	04.02.2026	Sent Contract to Mandas and followed up on 02.18 %02.23. mandas contract sent to Chair. Awaiting final signature from Chair / Contract executed . Manda will be attending meeting to request additional information on signage postings
19	02.05.2026	Fence Survey	District Manager	05.04.2026	Survey Proposal approved. Surveyor encountered issues at the site with the resident. It was determined the scope provided from DE was in error . New proposal for site has been advanced. Chair has requested followup form DC on 02.23.2026. New proposal in the agenda for \$950 . Proposal executed and survey should be completed within 3 weeks
20	1.5.26	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
21	12.4.2025	Peter Chow/ Candyman deposits	District Manager	Ongoing	Check with them on making deposits

22	01.05.2026	Tow contract	District Manager	04.02.2026	Need to get a tow contract and iron out the law enforcement vehicles. One proposal obtained from Beba & Nelson Tow Life Towing DBA Tow Life Towing. Looking for another for agenda in March. 03.25. 2026 The deputies have been writing parking tickets in Foxtail. The amenity center staff was not involved in that. Awaiting final execution
23	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 are in motion 02.19.2026
24	03.15.2025	Insurance & Car Hit on Sunlake	Amenity Manager	12.04.2025	A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding.
25	03.05.2026	Mulch Depth	Amenity Manager	04.05.2026	Burkett and I talked about the mulch depth. Redtree's conclusion is that the original contractor overfilled the finger boxes when planting the trees, which resulted in quick mulch accumulation. Redtree does not remove mulch material unless contracted to do so. Redtree was asked for an estimate to lower the mulch/soil height from the parking lot fingers. I have sent pics of the accumulated mulch in the hedge rows. They have accumulation as well.
26	03.05.2026	Foxtail Drainage	Amenity Manager	04.05.2026	Steve and I are repairing drainage at Foxtail. The drain strip has serious high spots at the joints, creating real "toe getters." I am attaching corrugated pipe to the ends of the drains, and tunneling it through the mulch levy.
27	03.05.2026	Painting	Amenity Manager	04.05.2026	Chairwoman Clawson requested that painting the mail pieces in Primrose and Foxtail, if they need it, and painting the parking lot lines be added to the task list.

28	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026	We just received a new pressure washer line jet attachment from Amazon. I will jet any drains I can find around the main pool because I believe that the deck drainage is causing the deluge of stormwater that cascades down the handicap ramp, resulting in the washout under the sidewalk between the ramp and the fishing dock. The engineer is aware of this. Prioritizing this over the sidewalk drain would be justified due to the cracking we are experiencing at the top, middle, and bottom of the ramp/stair area.
29	3.5.26	Main Pool Repair	Amenity Manager	04.05.2026	Getting quotes for the main pool bottom repair from Pool Doctor 3/25/2026 and Cooper Pools.
30	2.5.26	Police report for median tree	Amenity Manager	3.5.26	Bill to check if we can get since we are a government entity. Bill still does not have the information to file for a request
31	2.5.26	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no motorized vehicles, no fishing signs. Board requested an updated list of no keep, leep and new additions. Bill is working in 02.19- Bill is compiling list
32	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 media . We have 29 responses so far. Ongoing
33	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 Proposals included on the agenda with options. 03/25/2026 Bill sent new basketball resurfacing quotes. The tagged trees are still there.
34	02.05.2026	Bay Pavers	ACOMPLETED	COMPLETED	Contract fully executed tues Wed Thurs -main pool -Feb 24-26th and Friday - Saturday for smaller pool . Job is completed and payment has been made

35	10.02.2025	Serenoa Roundabout Cut Back Project	ACOMPLETED	COMPLETED	Proposal was approved at the November meeting - waiting on project completion
36	10.02.2025	Pool Resurface - Foxtail	ACOMPLETED	COMPLETED	The Board motioned at the November meeting to go with Cooper Pools - - awaiting timeline to completion

EXHIBIT 8

RETURN TO AGENDA

Court Project

PROPOSAL

TO: **Bill York** Project: Long Lake Ranch CDD - Basketball Resurfacing
Long Lake Ranch CDD Address: 19037 Long Lake Ranch Boulevard
19037 Long Lake Ranch Boulevard Lutz, FL 33558
Lutz, FL 33558 Date: 3/20/2026

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

1. Surface Cleaning – Standard Wash (Qty.: 4000 SF) \$448.00

Description of Services:

Thoroughly clean the court surface using pressure washing or power scrubbing equipment. Remove dust, dirt, and organic buildup. Ensure surface is free of contaminants that could affect coating adhesion.

2. Fiberglass Mesh Reinforcement (Qty.: 4000 SF) \$4,473.00

Description of Services:

Clean surface and install fiberglass mesh using acrylic binder or adhesive. Overlap seams and embed securely. Apply resurfacer and coatings per specification.

3. Court Resurfacing (Existing Court Renewal) (Qty.: 4000 SF) \$14,608.00

Description of Services:

- Surface cleaning and prepping (as needed)
- Application of one (1) coat of acrylic resurfacer
- Application of two (2) coats of acrylic color coating (standard colors)

4. Striping – Basketball Half Court \$700.00

Description of Services:

Mask, layout, and apply two coats of line paint for one half-court basketball layout. Includes material and labor.

Quantity: 2 x EA

<i>Item</i>	<i>QTY</i>	<i>Price</i>	<i>Subtotal</i>
-------------	------------	--------------	-----------------

Materials	1.00	\$140.00	\$140.00
Labor	1.00	\$210.00	\$210.00

5. General Conditions **\$1,217.00**

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:	\$21,446.00
*0% Tax:	\$0.00
TOTAL:	\$21,446.00

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).

EXHIBIT 9

RETURN TO AGENDA

FW: Manda's Minnows LLR 26.pdf

From Patricia Thibault <Patricia@havenmgtsol.com>
Date Thu 3/19/2026 8:59 AM
To Haven Mgt <Havenadmin@havenmgtsol.com>

Lets put her on the April agenda

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Manda's Minnows <mandasminnowsswim@yahoo.com>
Sent: Thursday, March 19, 2026 6:50 AM
To: Patricia Thibault <Patricia@havenmgtsol.com>
Subject: Re: Manda's Minnows LLR 26.pdf

Sounds good:).

Once the agenda is completed, could you please let me know what part of the meeting Manda's Minnows questions will be discussed? I have swim lessons until 6:30pm but if I need to cancel some to be in attendance, I will.

As always, thank you for your help:)

Amanda

Sent from my iPhone

On Mar 18, 2026, at 8:15 PM, Patricia Thibault <Patricia@havenmgtsol.com> wrote:

Wonderful - it would probably be very appreciated if you could attend the meeting in person !

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Manda's Minnows <mandasminnowsswim@yahoo.com>

Sent: Tuesday, March 17, 2026 11:20 AM

To: Patricia Thibault <Patricia@havenmgtzol.com>

Subject: Re: Manda's Minnows LLR 26.pdf

Sounds good:) Let me know if the board would like me to be present or able to be on conference call:)

I will also get the level 1 background checks done for the 3 of us:)

Have a great day!

Amanda

Sent from my iPhone

On Mar 15, 2026, at 12:22 PM, Patricia Thibault
<Patricia@havenmgtzol.com> wrote:

Hi there Mandy = I will bring your questions to the next Board of Supervisors meeting as to the signage, etc.

The next meeting will be held on April 2 at 6 pm at the amenity center !!

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Manda's Minnows <mandasminnowsswim@yahoo.com>

Sent: Thursday, March 12, 2026 7:37 PM

To: Patricia Thibault <Patricia@havenmgtzol.com>

Subject: Re: Manda's Minnows LLR 26.pdf

We plan to begin at LLR on May 4th:)

Sent from my iPhone

On Mar 12, 2026, at 8:38 AM, Patricia Thibault
<Patricia@havenmgtzol.com> wrote:

Ok, let us know your actual start date so I can alert the amenity team

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Manda's Minnows <mandasminnowsswim@yahoo.com>

Sent: Thursday, March 12, 2026 7:08 AM

To: Patricia Thibault <Patricia@havenmgt.com>

Subject: Re: Manda's Minnows LLR 26.pdf

Thank

You very much, we are excited!

We plan to begin at LLR on May 4th:)

I have a few questions:)

1.) Can I bring my hard plastic standing sign to the pool so more residents see that we will be there?

2.) Is there a way for us to have a small message in the community newsletter?

3.) Is there a small space where we can safely store 3 milk crates of swim lesson tools, when we are not at the pool?

4.) How do we go about securing two key cards for entry to the pool?

5.) Are we able to place yard 2-3 yard signs in the grassy areas at entry and exit to the community center parking area.
?

Thanks for your help!

Amanda

Sent from my iPhone

On Mar 11, 2026, at 5:57 PM, Patricia Thibault
<Patricia@havenmgt.com> wrote:

Please see the executed contract !

Patricia Thibault

District Manager

Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746
<Mandas Minnows LLR 26.pdf>

Patricia Thibault

From: Manda's Minnows <mandasminnowsswim@yahoo.com>
Sent: Thursday, March 12, 2026 7:08 AM
To: Patricia Thibault
Subject: Re: Manda's Minnows LLR 26.pdf

Thank
You very much, we are excited!

We plan to begin at LLR on May 4th:)

I have a few questions:)

- 1.) Can I bring my hard plastic standing sign to the pool so more residents see that we will be there?
- 2.) Is there a way for us to have a small message in the community newsletter?
- 3.) Is there a small space where we can safely store 3 milk crates of swim lesson tools, when we are not at the pool?
- 4.) How do we go about securing two key cards for entry to the pool?
- 5.) Are we able to place yard 2-3 yard signs in the grassy areas at entry and exit to the community center parking area. ?

Thanks for your help!
Amanda

Sent from my iPhone

On Mar 11, 2026, at 5:57 PM, Patricia Thibault <Patricia@havenmgtisol.com> wrote:

Please see the executed contract !

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746
<Mandas Minnows LLR 26.pdf>

EXHIBIT 10

RETURN TO AGENDA

Long Lake Ranch Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
February 28, 2026**

**Long Lake Ranch CDD
Balance Sheet
February 28, 2026**

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
2 Operating Account-SS	\$ 289,533	\$ -	\$ -	\$ -	\$ -	\$ 289,533
3 Money Market Account- SS	3,202,819	1,283,784	-	-	-	4,486,603
4 Debit Card - SS	198	-	-	-	-	198
5 Small Checking - SS	500	-	-	-	-	500
6 Petty Cash	3,187	-	-	-	-	3,187
7 Trust Accounts						
8 Revenue Fund	-	-	133,983	62,585	36,338	232,906
9 Reserve Fund	-	-	316,250	117,969	95,378	529,597
10 Prepayment Fund	-	-	-	-	116	116
11 Accounts Receivable	800	-	-	-	-	800
12 Assessments Receivable-On Roll	-	-	-	-	-	-
13 Excess Fees - Receivable	-	-	-	-	-	-
14 Due from Other Funds	-	-	362,652	269,489	219,170	851,311
15 Prepaid Expenses	5,111	-	-	-	-	5,111
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	3,564,006	1,283,784	812,885	450,042	351,003	6,461,720
18 Liabilities:						
19 Accounts Payable	41,453	-	-	-	-	41,453
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	-	-	-	-	-	-
22 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	851,311	-	-	-	-	851,311
23 TOTAL LIABILITIES	892,764	-	-	-	-	892,764
24 Fund Balance						
25 Non-Spendable	66,969	-	-	-	-	66,969
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	-	-	812,885	450,042	351,003	1,613,930
29 Unassigned	2,106,774	-	-	-	-	2,106,774
30 TOTAL LIABILITIES AND FUND BALANCE	\$ 3,564,006	\$ 1,283,784	\$ 812,885	\$ 450,042	\$ 351,003	\$ 6,461,720

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026

	FY2026	FY2026	FY2026	FY2026	FY2025	FY2026	FY2026	Variance	% Actual
	Month of	Month of	Month of	Month of	Month of	Total Actual	Approved	Over/(Under)	YTD/
	October	November	December	January	February	Year to Date	Budget	Budget	FY Budget
1 Revenues:									
2 Assessments Levied									
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 806,684	\$ 35,596	\$ 9,724	\$ 1,014,881	\$ 1,202,714	\$ (187,833)	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	500	2,500	6,000	(3,500)	42%
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	10,302	44,821	-	44,821	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	20,526	1,425,863	1,635,232	(209,369)	87%
17 Expenditures:									
18 Administrative									
19 Supervisors-Regular Meetings	1,015	1,015	800	1,015	1,015	4,861	13,000	(8,139)	37%
20 Supervisors-Workshops	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	61	61	61	306	1,071	(765)	29%
22 Payroll Services Fees	50	50	50	50	50	250	700	(450)	36%
23 District Management	1,250	1,250	605	-	1,250	4,355	15,000	(10,645)	29%
24 Administrative	417	417	202	-	417	1,452	5,000	(3,548)	29%
25 Accounting	833	833	403	-	833	2,903	10,000	(7,097)	29%
26 Assessment Roll Preparation	417	417	202	-	417	1,452	5,000	(3,548)	29%
27 Dissemination Agent	250	250	120	-	250	870	3,000	(2,130)	29%
28 District Counsel	-	7,198	4,161	7,426	8,068	26,852	45,000	(18,149)	60%
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	-	59	268	250	18	107%
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	12,355	8,552	12,420	53,320	131,829	(78,509)	40%
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	1,141	7,146	18,000	(10,854)	40%
46 Utilities-Solid Waste Assessment	-	-	221	-	-	221	1,530	(1,309)	14%
47 Utilities-Solid Waste Removal	120	120	120	120	120	601	2,040	(1,439)	29%
48 TOTAL UTILITIES	178	14,191	16,721	16,430	1,262	48,781	200,070	(151,289)	24%
49 Security									
50 Security Repairs & Maintenance	-	-	-	-	145	145	7,500	(7,355)	2%
51 TOTAL SECURITY	-	-	-	-	145	145	7,500	(7,355)	2%

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026

	FY2026	FY2026	FY2026	FY2026	FY2025	FY2026	FY2026	Variance	% Actual
	Month of	Total Actual	Approved	Over/(Under)	YTD/				
	October	November	December	January	February	Year to Date	Budget	Budget	FY Budget
52 Community Maintenance									
53 Field Services	417	417	417	-	417	1,667	5,000	(3,333)	33%
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	14,085	70,426	180,920	(110,494)	39%
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	-	400	8,000	45,000	(37,000)	18%
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	16,734	-	19,234	15,000	4,234	128%
69 Volunteer Supplies	-	-	-	-	-	-	-	-	0%
70 Pressure Washing	-	-	-	-	-	-	37,000	(37,000)	0%
71 Field Contingency	2,600	-	453	-	150	3,203	30,627	(27,424)	10%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	80,932	38,935	15,052	186,784	595,673	(408,889)	31%
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	5,178	9,915	19,322	9,305	9,313	53,033	141,296	(88,263)	38%
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	3,200	16,030	40,000	(23,970)	40%
83 Dog Waste Station Supplies	-	-	-	-	-	-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	1,717	863	351	6,332	21,000	(14,668)	30%
85 Office Supplies	-	-	-	-	-	-	1,200	(1,200)	0%
86 Furniture Repair/Replacement	-	-	-	-	-	-	1,750	(1,750)	0%
87 Pool Repairs	-	-	-	4,935	12,550	17,485	2,000	15,485	874%
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	105	509	3,600	(3,091)	14%
94 Clubhouse Janitorial Supplies	-	-	-	-	-	-	3,000	(3,000)	0%
95 TOTAL PARKS & RECREATION	10,797	15,164	24,760	18,825	25,518	95,064	242,346	(147,282)	39%
96 Project Budget									
97 Capital Outlay	-	-	-	-	-	-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	83,713	60,594	134,768	82,741	54,397	416,212	1,285,231	(869,019)	32%
100 Total Excess Expenditures Over (Under) Revenues	(74,618)	109,410	1,043,865	(35,136)	(33,870)	1,009,651	350,001	869,019	
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	1,661,593	1,586,975	1,696,385	2,740,249	2,705,114	1,661,593	1,661,593		
107 Net Change In Fund Balance	(74,618)	109,410	1,043,865	(35,136)	(33,870)	1,009,651	700,001		
108 Fund Balance - Ending-Projected	1,586,975	1,696,385	2,740,249	2,705,114	2,671,241	2,671,244	2,361,594		

**Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026**

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

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 February 28, 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)	\$ 317,500	\$ 360,310	\$ 42,810
3 Excess Fees	-	-	-
4 Interest Revenue	-	7,464	7,464
5 Total Revenues	317,500	367,773	50,273
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	107,250	106,875	(375)
9 May 1, 2026	105,000	-	(105,000)
10 Principal Retirement:			
11 May 1, 2026	104,100	-	(104,100)
12 Principal Prepayment	-	10,000	10,000
13 Total Expenditures	316,350	116,875	(199,475)
14 Excess Expenditures Over (Under) Exp.	1,150	250,898	249,748
15 NET Change in Fund Balance	1,150	250,898	249,748
16 Fund Balance-Beginning	561,986	561,986	-
17 Fund Balance - Ending	\$ 563,136	\$ 812,885	\$ 249,748

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 February 28, 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)	\$ 235,938	\$ 267,751	\$ 31,813
3 Excess Fees	-	-	-
4 Interest Revenue	-	3,377	3,377
5 Total Revenues	235,938	271,127	35,189
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	188,709	185,509
15 NET Change in Fund Balance	3,200	188,709	185,509
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 450,042	\$ 185,509

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 February 28, 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	\$ 217,753	\$ 25,872
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,488	2,488
5 Total Revenues	191,881	220,241	28,360
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	191,700	63,744	(127,956)
14 Excess Expenditures Over (Under) Exp.	181	156,497	156,316
15 NET Change in Fund Balance	181	156,497	156,316
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	\$ 194,686	\$ 351,003	\$ 156,316

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Bank Reconciliation
For the Period of October 1, 2025 through February 28, 2026

Balance per Bank Statement 297,415

Plus: Deposits in Transit -

Less: Outstanding Checks (7,882)

Adjusted Bank Balance 289,533

Beginning Balance 323,186

Receipts 26,251

Disbursements (59,903)

Balance per Book 289,533

**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	357,217.97
12/1/2025	5106	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	355,067.97
12/1/2025	5107	Kutak Rock LLP	Reference: General prof Legal services.		1,769.00	353,298.97
12/1/2025	120125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	353,178.73
12/1/2025	120125ach2	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59	339,383.14
12/4/2025	5108	American Illuminations & Decor Inc	Holiday wreath install/takedown		2,500.00	336,883.14
12/5/2025			Deposit	1,733,911.83		2,070,794.97
12/5/2025			Deposit	3,000.00		2,073,794.97
12/5/2025			Deposit	10,411.00		2,084,205.97
12/7/2025	5109	Cooper Pools Inc	Pool Maintenance		3,200.00	2,081,005.97
12/8/2025	5110	Mike Fasano. Pasco County Tax Collector	PropTax 33-26-18-0030-OP200-0000		110.58	2,080,895.39
12/8/2025	5111	Mike Fasano. Pasco County Tax Collector	PropTax 34-26-18-0020-00000-OP10		92.15	2,080,803.24
12/8/2025	5112	Mike Fasano. Pasco County Tax Collector	Parcel 3426180020000000P10 Solid Waste		110.58	2,080,692.66
12/8/2025	5113	Mike Fasano. Pasco County Tax Collector	Parcel 33261800300P2000000,Solid Waste		110.58	2,080,582.08
12/8/2025	5114	SchoolNow	CDD ADA-PDF		1,537.50	2,079,044.58
12/9/2025	5115	RedTree Landscape Systems	tree removal		3,200.00	2,075,844.58
12/9/2025	120925ach	Frontier	Phone and Internet		266.67	2,075,577.91
12/9/2025	120925ach1	Frontier	Phone and Internet		150.99	2,075,426.92
12/10/2025	5116	Anchor Stone Management, LLC			9,172.06	2,066,254.86
12/11/2025			Deposit	130,893.08		2,197,147.94
12/12/2025	121225ach	Engage PEO	BOS 12-4-25		726.50	2,196,421.44
12/12/2025	75	Darrell Thompson	BOS 12-4-25		184.70	2,196,236.74
12/12/2025	5117	Keystone Backflow Services LLC	backflow testing		453.00	2,195,783.74
12/14/2025	5118	Anchor Stone Management, LLC	Invoice for payroll		4,544.25	2,191,239.49
12/16/2025	5119	Turner Pest Control LLC	pest control		100.00	2,191,139.49
12/16/2025	121625ach	Florida Department of Revenue	sales tax dec 2025		6.91	2,191,132.58
12/17/2025			Funds Transfer		1,000.00	2,190,132.58
12/18/2025			Deposit	576.64		2,190,709.22
12/18/2025			Deposit	8,096.68		2,198,805.90
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		3,074.61	2,195,731.29
12/19/2025	121925ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	2,195,567.79
12/21/2025	5120	GHS LLC	2025 Aquatic Maintenance.		2,460.00	2,193,107.79
12/21/2025	5121	Business Observer	Inv for 9/27/24		54.69	2,193,053.10
12/21/2025	5122	Kutak Rock LLP	General prof Legal services.		2,150.00	2,190,903.10
12/21/2025	5123	Kutak Rock LLP	General prof Legal services.		2,010.50	2,188,892.60

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/21/2025	5124	RedTree Landscape Systems	landscape -seasonal flowers		8,181.00	2,180,711.60
12/23/2025			Funds Transfer		1,800,000.00	380,711.60
12/28/2025	5126	RedTree Landscape Systems	fall mulch installation		49,500.00	331,211.60
12/29/2025	5128	Turner Pest Control LLC	pest control		100.00	331,111.60
12/29/2025	5129	Haven Management Solutions	Billiing #3		5,168.75	325,942.85
12/29/2025	5131	Haven Management Solutions	Billiing #4		215.05	325,727.80
12/30/2025	123025ach	Duke Energy	Summary Bill		13,141.27	312,586.53
12/31/2025				1,886,889.23	1,945,605.92	312,586.53
1/1/2026	5132	RedTree Landscape Systems	Landscape Maint		14,085.25	298,501.28
1/1/2026	5133	Blue Water Aquatics, Inc	fountain svcs		136.00	298,365.28
1/4/2026	5134	Cooper Pools Inc	Pool Maintenance		3,200.00	295,165.28
1/5/2026	5135	Cooper Pools Inc	Pool Maintenance		30.00	295,135.28
1/8/2026	010826ach	Frontier	Phone and Internet 12/15-1/14/26		270.05	294,865.23
1/8/2026	010826ach2	Frontier	Phone and Internet 12/15-1/14/26		150.99	294,714.24
1/9/2026			Deposit	1,633.32		296,347.56
1/9/2026			Deposit	7,630.90		303,978.46
1/9/2026			Deposit	48,389.79		352,368.25
1/9/2026			Deposit	1,000.00		353,368.25
1/11/2026	5137	RedTree Landscape Systems	Irrigation Repairs-need board approval		891.00	352,477.25
1/11/2026	5138	Cooper Pools Inc	Pool repair/maint		2,075.00	350,402.25
1/11/2026	5139	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		750.00	349,652.25
1/12/2026	5141	RedTree Landscape Systems	Irrigation repairs		1,000.00	348,652.25
1/12/2026	5142	Haven Management Solutions	Payrol Billing 12/28/25-1/10/26		4,606.25	344,046.00
1/13/2026	011326ach	Coastal Waste & Recycling, Inc.	WASTE COLLECTION		120.24	343,925.76
1/16/2026	011626ach	Engage PEO	BOS 1-5-26		757.10	343,168.66
1/16/2026	76	William Pellan	BOS MTG 1-5-26		184.70	342,983.96
1/16/2026	77	Darrell Thompson	BOS 1-5-26		184.70	342,799.26
1/19/2026	5143	RedTree Landscape Systems	Irrigation repairs		220.15	342,579.11
1/22/2026	5147	RedTree Landscape Systems	Irrigation repairs		496.85	342,082.26
1/22/2026	5148	RedTree Landscape Systems	Irrigation repairs		237.55	341,844.71
1/22/2026	5149	Turner Pest Control LLC	pest control		104.50	341,740.21
1/22/2026	5150	Cooper Pools Inc	Pool repair/maint		2,860.00	338,880.21
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		2,213.49	336,666.72
1/23/2026	012326ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		219.78	336,446.94
1/28/2026	5152	Haven Management Solutions	Payrol Billing 1/11-1/24/26		4,698.75	331,748.19
1/29/2026	5153	Kutak Rock LLP	Gen prof Legal svc		1,716.48	330,031.71
1/29/2026	5154	RedTree Landscape Systems	Irrigation repairs		130.00	329,901.71
1/29/2026	5155	GHS LLC	Aquatic Maintenance.		2,460.00	327,441.71
1/30/2026	5156	US Bank	Series 2014A & A2 Trustee fees		4,256.13	323,185.58
1/31/2026				58,654.01	48,054.96	323,185.58
2/1/2026	5157	Haven Management Solutions	District Managemen Svc Feb		3,583.34	319,602.24
2/2/2026	5158	RedTree Landscape Systems	Landscape Maint		14,085.25	305,516.99
2/2/2026	020226ach	Duke Energy	Summary Bill 12/2-1/2/26		13,876.21	291,640.78
2/3/2026	5161	Cooper Pools Inc	Pool Maintenance		3,200.00	288,440.78
2/6/2026	5162	Kutak Rock LLP	General prof Legal services.		2,150.00	286,290.78
2/6/2026	5163	Kutak Rock LLP	General prof Legal services.		5,275.50	281,015.28
2/6/2026			Deposit	500.00		281,515.28
2/9/2026	020926ach	Frontier	Phone and Internet		266.50	281,248.78
2/9/2026	020926ach2	Frontier	Phone and Internet		150.99	281,097.79
2/9/2026	5164	DCSI, Inc " Security & Sound"	Camera/DVR Service,		145.00	280,952.79
2/10/2026	5167	Haven Management Solutions	PR Billing 1/25-2/7/26		4,644.05	276,308.74
2/10/2026		Anchor Stone Management LLC		10,000.00		286,308.74
2/11/2026			Deposit	15,750.70		302,059.44
2/13/2026	021326ach	Engage PEO	BOS 2-5-26		757.10	301,302.34
2/13/2026	78	William Pellan	BOS MTG 2-5-26		184.70	301,117.64

Long Lake Ranch CDD

Check Register

FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/13/2026		79 Darrell Thompson	BOS 2-5-26		184.70	300,932.94
2/17/2026	021726ach	Florida Department of Revenue	sales tax jan 2026		58.50	300,874.44
2/20/2026	022026ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	300,710.94
2/23/2026		5168 W.C. Sherrill and Company LLC	Surveying		150.00	300,560.94
2/23/2026		5169 RedTree Landscape Systems	tree removal		400.00	300,160.94
2/23/2026		5170 Turner Pest Control LLC	pest control		104.50	300,056.44
2/23/2026	022326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		977.97	299,078.47
2/24/2026		5171 Haven Management Solutions	Payrol Billing 2/8-2/21/26		4,668.75	294,409.72
2/25/2026		5172 US Bank	Series 2016 Trustee Fees		4,756.13	289,653.59
2/26/2026	022626ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	289,533.35
2/28/2026				26,250.70	59,902.93	289,533.35

EXHIBIT 11

RETURN TO AGENDA

Long Lake Ranch CDD Transactions by Account As of February 28, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							323,185.58
Bill Pmt -...	02/01/2026	5157	Haven Management So...	District Managemen Svc Feb		3,583.34	319,602.24
Bill Pmt -...	02/02/2026	5158	RedTree Landscape Sy...	Landscape Maint		14,085.25	305,516.99
Bill Pmt -...	02/02/2026	02022...	Duke Energy	Summary Bill 12/2-1/2/26		13,876.21	291,640.78
Bill Pmt -...	02/03/2026	5161	Cooper Pools Inc	Pool Maintenance		3,200.00	288,440.78
Bill Pmt -...	02/06/2026	5162	Kutak Rock LLP	General prof Legal services.		2,150.00	286,290.78
Bill Pmt -...	02/06/2026	5163	Kutak Rock LLP	General prof Legal services.		5,275.50	281,015.28
Bill Pmt -...	02/09/2026	02092...	Frontier	Phone and Internet		266.50	280,748.78
Bill Pmt -...	02/09/2026	02092...	Frontier	Phone and Internet		150.99	280,597.79
Bill Pmt -...	02/09/2026	5164	DCSI, Inc " Security & ...	Camera/DVR Service,		145.00	280,452.79
Bill Pmt -...	02/10/2026	5167	Haven Management So...	PR Billing 1/25-2/7/26		4,644.05	275,808.74
Bill Pmt -...	02/13/2026	02132...	Engage PEO	BOS 2-5-26		757.10	275,051.64
Bill Pmt -...	02/13/2026	78	William Pellan	BOS MTG 2-5-26		184.70	274,866.94
Bill Pmt -...	02/13/2026	79	Darrell Thompson	BOS 2-5-26		184.70	274,682.24
Bill Pmt -...	02/17/2026	02172...	Florida Department of ...	sales tax jan 2026		58.50	274,623.74
Bill Pmt -...	02/20/2026	02202...	Pasco County Utilities ...	18981 LONG LAKE RANCH		163.50	274,460.24
Bill Pmt -...	02/23/2026	5168	W.C. Sherrill and Com...	Surveying		150.00	274,310.24
Bill Pmt -...	02/23/2026	5169	RedTree Landscape Sy...	tree removal		400.00	273,910.24
Bill Pmt -...	02/23/2026	5170	Turner Pest Control LLC	pest control		104.50	273,805.74
Bill Pmt -...	02/23/2026	02232...	Pasco County Utilities ...	0 COMMUNITY CENTER		977.97	272,827.77
Bill Pmt -...	02/24/2026	5171	Haven Management So...	Payrol Billing 2/8-2/21/26		4,668.75	268,159.02
Bill Pmt -...	02/25/2026	5172	US Bank	Series 2016 Trustee Fees		4,756.13	263,402.89
Bill Pmt -...	02/26/2026	02262...	Coastal Waste & Recy...	waste collection		120.24	263,282.65
Total 1. General Fund					0.00	59,902.93	263,282.65
TOTAL					0.00	59,902.93	263,282.65

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
2/1/2026	16

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services - February	1,250.00	1,250.00
	Administrative Services - February	416.67	416.67
	Accounting Services - February	833.33	833.33
	Assessment Roll - February	416.67	416.67
	Dissemination Services - February	250.00	250.00
	Field Services - February	416.67	416.67
		Total	\$3,583.34

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

Invoice 32966



BILL TO

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

DATE 02/01/2026	PLEASE PAY \$14,085.25	DUE DATE 02/01/2026
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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.

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	366.06
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,697.94
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,310.19
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	403.07
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	30.80
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	547.82
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.80
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	33.23
910089458097	2137 SERENOA DR LUTZ FL 33558	30.80
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	30.80
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	3,276.10
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	37.42
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,795.78
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	761.73
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	525.13

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.80
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	363.95
	Total Charges	\$13,876.21



Billing details

Account Information	Billing Details			Amounts	
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	4513470	Energy Charge	7.93	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.83	
	Present Read:	3189	Asset Securitization Charge	0.12	
	Previous Read:	3125	Minimum Bill Adjustment	1.20	
Billed Usage:	64				
Billed kWh	64.000				
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$318.14
	Meter Number:	1049037	Energy Charge	218.75	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	78.05	
	Present Read:	105310	Asset Securitization Charge	3.42	
	Previous Read:	103545			
Billed Usage:	1765				
Billed kWh	1765.000				
			Regulatory Assessment Fee	0.28	\$8.44
			Gross Receipts Tax	8.16	
			Total		\$326.58
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	8246384	Energy Charge	6.44	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.30	
	Present Read:	2176	Asset Securitization Charge	0.10	
	Previous Read:	2124	Minimum Bill Adjustment	3.24	
Billed Usage:	52				
Billed kWh	52.000				
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	3410166	Energy Charge	2.74	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	0.97	
	Present Read:	1696	Asset Securitization Charge	0.04	
	Previous Read:	1674	Minimum Bill Adjustment	8.33	
Billed Usage:	22				
Billed kWh	22.000				
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	4463323	Energy Charge	4.08	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	1.46	



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	1086	Asset Securitization Charge	0.06
	Previous Read:	1053	Minimum Bill Adjustment	6.48
	Billed Usage:	33		
	Billed kWh	33.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	915209	Energy Charge	8.81
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	3.14
	Present Read:	2710	Asset Securitization Charge	0.14
Previous Read:	2639			
Billed Usage:	71			
Billed kWh	71.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.81
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	4465473	Energy Charge	246.78
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	88.04
	Present Read:	111095	Asset Securitization Charge	3.86
Previous Read:	109104			
Billed Usage:	1991			
Billed kWh	1991.000			
			Regulatory Assessment Fee	0.31
			Gross Receipts Tax	9.15
			Total	\$366.06
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92
	Bill Period:	Dec 02 - Jan 02	Energy Charge	154.20
			Fuel Charge	95.71
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.37
	50 MTCH III 3K F	19	SV FLAGLER ACR 9500L	700.48
	SV FLAGLER ACR 9500L	2,156	54W MITCH LED PT CLR	33.96
			50 MTCH III 3K F	21.44
			SV FLAGLER ACR 9500L	126.28
			54W MITCH LED PT CLR	4.08
			50 MTCH III 3K F	2.04
			16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49
			Regulatory Assessment Fee	1.47
			Gross Receipts Tax	6.50
		Total	\$1,697.94	
910089562682 LONG LAKE RANCH COMM DEV DIS	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92
			Energy Charge	330.98
				\$3,293.43



Billing details - continued

Account Information	Billing Details			Amounts	
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Dec 02	Fuel Charge	205.44	
		- Jan 02	Asset Securitization Charge	2.95	
	49W TRADITIONAL LED	17	50MTCHTR III3K THRBM	16.98	
	54W MITCH LED PT CLR	133	50 MTCHT III 3K TH	21.44	
	54W MITCH LED TOPHAT	38	50 MTCH III 3K F	85.76	
	50 MTCH III 3K F	76	54W MITCH LED PT CLR	118.86	
	50 MTCHT III 3K TH	19	SV FLAGLER ACR 9500L	1,034.80	
	50MTCHTR III3K THRBM	19	SV DRC27500	132.00	
	213W LED SHBX BNZIII	75	49W TRADITIONAL LED	6.95	
	SV DRC27500	1,188	213W LED SHBX BNZIII	14.42	
	SV FLAGLER ACR 9500L	3,185	SV DRC27500	31.79	
			SV FLAGLER ACR 9500L	186.55	
			49W TRADITIONAL LED	2.04	
			213W LED SHBX BNZIII	2.04	
			54W MITCH LED PT CLR	14.28	
			54W MITCH LED TOPHAT	4.08	
			50 MTCH III 3K F	8.16	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	945.27	
		35 TT CNCRT/N-FLD MOUNT/1-4FIX	88.68		
		Regulatory Assessment Fee	2.87	\$16.76	
		Gross Receipts Tax	13.89		
		Total		\$3,310.19	
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	
	Meter Number:	8246383	Energy Charge	6.93	
	Bill Period:	Dec 02	Fuel Charge	2.48	\$30.00
		- Jan 02	Asset Securitization Charge	0.11	
	Present Read:	1745	Minimum Bill Adjustment	2.56	
	Previous Read:	1689			
	Billed Usage:	56			
Billed kWh	56.000				
		Regulatory Assessment Fee	0.03	\$0.80	
		Gross Receipts Tax	0.77		
		Total		\$30.80	
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	
	Meter Number:	1049785	Energy Charge	273.04	
	Bill Period:	Dec 02	Fuel Charge	97.42	\$392.65
		- Jan 02	Asset Securitization Charge	4.27	
	Present Read:	123852			
	Previous Read:	121649			
	Billed Usage:	2203			
Billed kWh	2203.000				
		Regulatory Assessment Fee	0.34	\$10.42	
		Gross Receipts Tax	10.08		



duke-energy.com
877.372.8477

Billing details - continued

Account Information	Billing Details		Amounts
		Total	\$403.07
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 4451364	Energy Charge	4.83
	Bill Period: Dec 02 - Jan 02	Fuel Charge	1.72
	Present Read: 109522	Asset Securitization Charge	0.08
Previous Read: 109483	Minimum Bill Adjustment	5.45	\$30.00
Billed Usage: 39			
Billed kWh: 39.000			
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 2778290	Energy Charge	375.78
	Bill Period: Dec 02 - Jan 02	Fuel Charge	134.08
	Present Read: 134220	Asset Securitization Charge	5.88
Previous Read: 131188			\$533.66
Billed Usage: 3032			
Billed kWh: 3032.000			
		Regulatory Assessment Fee	0.46
		Gross Receipts Tax	13.70
		Total	\$547.82
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 8263689	Energy Charge	7.06
	Bill Period: Dec 02 - Jan 02	Fuel Charge	2.52
	Present Read: 2046	Asset Securitization Charge	0.11
Previous Read: 1989	Minimum Bill Adjustment	2.39	\$30.00
Billed Usage: 57			
Billed kWh: 57.000			
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 8246382	Energy Charge	10.53
	Bill Period: Dec 02 - Jan 02	Fuel Charge	3.76
	Present Read: 2117	Asset Securitization Charge	0.16
Previous Read: 2032			\$32.37
Billed Usage: 85			
Billed kWh: 85.000			
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.83
		Total	\$33.23
910089458097 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
		Energy Charge	6.44
			\$30.00



Billing details - continued

Account Information	Billing Details		Amounts		
2137 SERENOA DR LUTZ FL 33558	Meter Number:	4470114	Fuel Charge	2.30	
	Bill Period:	Dec 02 - Jan 02	Asset Securitization Charge	0.10	
	Present Read:	1959	Minimum Bill Adjustment	3.24	
	Previous Read:	1907			
	Billed Usage:	52			
	Billed kWh	52.000			
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	4522761	Energy Charge	5.21	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	1.86	
	Present Read:	1799	Asset Securitization Charge	0.08	
	Previous Read:	1757	Minimum Bill Adjustment	4.93	
	Billed Usage:	42			
	Billed kWh	42.000			
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	\$3,260.83
	Bill Period:	Dec 02 - Jan 02	Energy Charge	295.94	
	50 OTRAD BLK III 3K	17	Fuel Charge	183.68	
	54W MITCH LED PT CLR	57	Asset Securitization Charge	2.63	
	50 OTRAD BLK III 3K		50 OTRAD BLK III 3K	8.32	
	50 MTCHR III 3K RBM	38	50 MTCHT III 3K TH	21.44	
	50 MTCHT III 3K TH	19	50 MTCHR III 3K RBM	33.96	
	SV FLAGLER ACR 9500L	4,116	54W MITCH LED PT CLR	50.94	
			SV FLAGLER ACR 9500L	1,337.28	
			SV FLAGLER ACR 9500L	241.08	
			54W MITCH LED PT CLR	6.12	
			50 MTCHR III 3K RBM	4.08	
			50 MTCHT III 3K TH	2.04	
			50 OTRAD BLK III 3K	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	1,061.97	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	7.39	
			Regulatory Assessment Fee	2.84	
		Gross Receipts Tax	12.43		
			Total		\$3,276.10
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$36.45
	Meter Number:	4465449	Energy Charge	13.50	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	4.82	
	Present Read:	5635	Asset Securitization Charge	0.21	
	Previous Read:	5526			



Billing details - continued

Account Information	Billing Details		Amounts		
	Billed Usage:	109			
	Billed kWh	109.000			
		Regulatory Assessment Fee		0.03	
		Gross Receipts Tax		0.94	
		Total	\$37.42		
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92	\$1,749.37	
	Meter Number:	222519	Energy Charge		1,261.58
	Bill Period:	Dec 02	Fuel Charge		450.12
		- Jan 02	Asset Securitization Charge		19.75
	Present Read:	534683			
	Previous Read:	524504			
	Billed Usage:	10179			
	Billed kWh	10179.000			
		Regulatory Assessment Fee	1.52		\$46.41
		Gross Receipts Tax	44.89		
		Total	\$1,795.78		
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92	\$30.00	
	Meter Number:	915370	Energy Charge		7.31
	Bill Period:	Dec 02	Fuel Charge		2.61
		- Jan 02	Asset Securitization Charge		0.11
	Present Read:	1975	Minimum Bill Adjustment		2.05
	Previous Read:	1916			
	Billed Usage:	59			
	Billed kWh	59.000			
		Regulatory Assessment Fee	0.03		\$0.80
		Gross Receipts Tax	0.77		
		Total	\$30.80		
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92	\$742.04	
	Meter Number:	5407312	Energy Charge		527.62
	Bill Period:	Dec 02	Fuel Charge		188.24
		- Jan 02	Asset Securitization Charge		8.26
	Present Read:	373895			
	Previous Read:	369638			
	Billed Usage:	4257			
	Billed kWh	4257.000			
		Regulatory Assessment Fee	0.65		\$19.69
		Gross Receipts Tax	19.04		
		Total	\$761.73		
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92	\$30.00	
	Meter Number:	2778178	Minimum Bill Adjustment		12.08
	Bill Period:	Dec 02			
		- Jan 02			
	Present Read:	53844			
	Previous Read:	53844			
	Billed Usage:	0			
	Billed kWh	0.000			
		Regulatory Assessment Fee	0.03		\$0.80
		Gross Receipts Tax	0.77		

Billing details - continued

Account Information	Billing Details	Amounts
	Total	\$30.80
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Customer Charge 17.92	\$511.55
	Meter Number: 1015813 Energy Charge 359.67	
	Bill Period: Dec 02 - Jan 02 Fuel Charge 128.33	
	Present Read: 331632 Previous Read: 328730 Asset Securitization Charge 5.63	
Billed Usage: 2902 Billed kWh 2902.000		
	Regulatory Assessment Fee 0.45	\$13.58
	Gross Receipts Tax 13.13	
	Total	\$525.13
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Customer Charge 17.92	\$30.00
	Meter Number: 915368 Energy Charge 6.69	
	Bill Period: Dec 02 - Jan 02 Fuel Charge 2.39	
	Present Read: 1705 Previous Read: 1651 Asset Securitization Charge 0.10	
Billed Usage: 54 Billed kWh 54.000		
	Regulatory Assessment Fee 0.03	\$0.80
	Gross Receipts Tax 0.77	
	Total	\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Customer Charge 17.92	\$30.00
	Meter Number: 2776049 Minimum Bill Adjustment 12.08	
	Bill Period: Dec 02 - Jan 02	
	Present Read: 0 Previous Read: 0	
Billed Usage: 0 Billed kWh 0.000		
	Regulatory Assessment Fee 0.03	\$0.80
	Gross Receipts Tax 0.77	
	Total	\$30.80
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Customer Charge 1.92	\$362.15
	Bill Period: Dec 02 - Jan 02 Energy Charge 34.14	
	SV FLAGLER ACR 490 Fuel Charge 21.19	
	9500L Asset Securitization Charge 0.30	
	SV FLAGLER ACR 9500L 159.20	
	SV FLAGLER ACR 9500L 28.70	
	16 DEC CNCRT W/DEC BS/ WSHNGTN 116.70	
	Gross Receipts Tax 1.48	
	Total	\$363.95
Total Amount Due		\$13,876.21

INVOICE

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

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



Cleaning Commercial Acct: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.: 2026-1122
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

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

Total

\$3,200.00

Ways to pay



[View and pay](#)

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3690600

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3690600
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

12/02/25	S. Sandy	Review agenda package and prepare for meeting; confer with
12/02/25	D. Wilbourn	Prepare notices of rule development and making
12/03/25	S. Sandy	Confer with Pellan; prepare for board meeting
12/04/25	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
12/09/25	D. Wilbourn	Revise and transmit notices of rule making and development
12/12/25	S. Sandy	Revise license agreement with Manda's minnows
12/12/25	D. Wilbourn	Revise license agreement for swim lessons

TOTAL FOR SERVICES RENDERED \$2,150.00

TOTAL CURRENT AMOUNT DUE \$2,150.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3690597

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3690597

12123-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/25	S. Sandy	1.10	335.50	Review District engineering records; confer with Reed regarding same; confer with Lyalina regarding public hearing notice; prepare same
12/05/25	D. Wilbourn	1.50	277.50	Prepare district management and amenity management agreements
12/09/25	S. Sandy	1.20	366.00	Prepare district management agreement with Haven Management; prepare updated notice of rule making and rule development
12/10/25	S. Sandy	1.50	457.50	Confer with Thibault and Clawson regarding payment of district management and amenity management invoices; confer regarding Bryan's Fence issue; prepare district management and amenity management agreements with Haven Management Solutions
12/10/25	D. Wilbourn	1.20	222.00	Update and revise amenity management and district management agreements

KUTAK ROCK LLP

Long Lake Ranch CDD
January 29, 2026
Client Matter No. 12123-1
Invoice No. 3690597
Page 2

12/11/25	D. Wilbourn	0.40	74.00	Prepare amenity management and district management agreements
12/15/25	S. Sandy	2.20	671.00	Review correspondence from Thibault regarding Anchor Stone final invoices, Anchor Stone termination date, and status of management transition (0.5); review final invoices; follow up with Anchor Stone regarding same (1.0); confer with Thibault regarding offsets against final Anchor Stone District Management invoice (0.5); prepare Haven Management Solutions agreements (0.2)
12/15/25	D. Wilbourn	1.00	185.00	Update and revise district management and amenity management agreements
12/16/25	S. Sandy	0.70	213.50	Review correspondence from Paleveda regarding termination date; confer with Thibault regarding transition of management agreements; prepare agreements with Haven
12/17/25	S. Sandy	4.70	1,433.50	Confer with Clawson regarding termination of Anchor Stone Management Agreements and Bryan's Fence overpayment; prepare notices of termination and claims for offsets to Anchor Stone Management; confer with Thibault regarding Haven proposal and pricing; update and finalize management agreements regarding same
12/17/25	D. Wilbourn	1.50	277.50	Prepare notices of termination of district management and amenity management services; update district management and amenity management agreements
12/18/25	S. Sandy	0.30	91.50	Review comments to management agreements; confer regarding same; facilitate execution of agreements

KUTAK ROCK LLP

Long Lake Ranch CDD
January 29, 2026
Client Matter No. 12123-1
Invoice No. 3690597
Page 3

12/18/25	D. Wilbourn	0.50	92.50	Finalize district management and amenity management agreements
12/19/25	S. Sandy	0.40	122.00	Review correspondence from Paleveda; confer with Clawson regarding same
12/19/25	D. Wilbourn	0.50	92.50	Revise and finalize district management amenity management agreements
12/21/25	S. Sandy	0.60	183.00	Confer with Thibault regarding filing insurance claim; acknowledge settlement offer from Paleveda and confer regarding same
12/22/25	J. Brown	0.30	120.00	Review correspondence concerning dispute with former District Manager; follow-up regarding same
12/22/25	S. Sandy	0.20	61.00	Confer with Clawson regarding termination and transition of management contracts

TOTAL HOURS 19.80

TOTAL FOR SERVICES RENDERED \$5,275.50

TOTAL CURRENT AMOUNT DUE \$5,275.50



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

Billing Date: Jan 15, 2026
Billing Period: Jan 15 - Feb 14, 2026

Hi LONG LAKE RANCH,

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

Total balance
\$266.50
Auto Pay is scheduled
Feb 09



Bill history

Previous balance	\$270.05
Payment received by Jan 15, thank you	-\$270.05

Service summary

	Previous month	Current month
Bundle	\$243.46	\$243.46
One-Time Charges	\$3.00	\$0.00
Taxes and Fees	\$23.59	\$23.04
Total services	\$270.05	\$266.50
Total balance		\$266.50

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

6790 0107 DY RP 15 01162026 YNNNNNNN 01 999829

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.

472002813406442306152100000000000000266505



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

Billing Date:
Jan 15, 2026
Billing Period:
Jan 15 - Feb 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.

SERVICE TERMS

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



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

Billing Date:
Jan 15, 2026
 Billing Period:
Jan 15 - Feb 14, 2026

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

Bundle		
Monthly Charges		
01.15-02.14	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 \$115.51 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

NOTICE OF RATE INCREASE...
 Effective with your next bill, your OneVoice Nationwide Bundle will increase by \$20.00 per month, per line.



Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$9.02
	Federal USF Recovery Charge	\$3.38
	Federal Excise Tax	\$0.42
	Federal Taxes	\$12.82
	FL State Communications Services Tax	\$5.17
	County Communications Services Tax	\$2.56
	FL State Gross Receipts Tax	\$1.87
	Pasco County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.14
	FL Telecommunications Relay Service	\$0.08
	State Taxes	\$10.22
Taxes and Fees Total		\$23.04

Total current month charges \$266.50



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

Billing Date:
Jan 15, 2026
 Billing Period:
Jan 15 - Feb 14, 2026

Frontier

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Dec 19	2:01P	1.0	DD	HUDSON FL 727-869-4100	\$0.00	U
Subtotal						\$0.00	

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Dec 21	3:39A	1.0	DD	WSCHSTZN08 NY 914-320-6692	\$0.00	U
2	Dec 30	8:29A	3.0	DD	NWYRCYZN09 NY 347-654-4862	\$0.00	U
3	Jan 02	8:24A	2.0	DD	NWYRCYZN07 NY 347-386-1803	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	4	7	\$0.00
Total	4	7	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	1	\$0.00
Interstate	3	6	\$0.00
Total	4	7	\$0.00



LONG LAKE RANCH

Account Number:
813-949-6028-061521-5
PIN:
8323

Billing Date:
Jan 15, 2026
Billing Period:
Jan 15 - Feb 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 Jan 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

Total balance

\$150.99

Auto Pay is scheduled

Feb 09



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

6790 0107 DY RP 15 01162026 NNNNNNNN 01 999828

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.

7520058139496028061521000000000000000150995



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

Billing Date:
Jan 15, 2026
 Billing Period:
Jan 15 - Feb 14, 2026

WAYS TO PAY YOUR BILL



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PAYING YOUR BILL

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

Billing Date:
Jan 15, 2026
 Billing Period:
Jan 15 - Feb 14, 2026

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

Internet		
Monthly Charges		
01.15-02.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$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:

Jan 15, 2026

Billing Period:

Jan 15 - Feb 14, 2026





DCSI, Inc. "Security & Sound"
 P.O. Box 265
 Lutz, FL 33548 USA
 813-949-6500
 info@dcsisecurity.com
 http://DCSIsecurity.com

Invoice

BILL TO

Long Lake Ranch CDD
 255 Primera Blvd., Suite 160
 Lake Mary, Florida 32746

SHIP TO

Long Lake Ranch CDD
 19037 Long Lake Ranch Blvd
 Lutz, Florida 33548

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
34757	02/06/2026	\$145.00	02/21/2026	Net 15	
P.O. NUMBER		SALES REP		ACCT#/LOT/BLK	
11295		Tech: DC		Foxtail	

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/21/2026	Service:Reg. Reason for call: Cameras and access control are offline after water pipe burst. Please check equipment. Tech notes: 1. Tested equipment and found the Frontier router is bad and needs to be replaced - informed the manager to get Frontier to send a new router. 2. We will need to return once the router is on site to re-network the access and camera systems.	1	145.00	145.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
 **Returned Checks will receive \$25 NSF Fee.
 ***Late Fees are 1.5% per month

SUBTOTAL	145.00
TAX (6.5%)	0.00
TOTAL	145.00
BALANCE DUE	\$145.00

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
2/9/2026	19

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 1/25-2/7 Salaried	3,327.50	3,327.50
	General Maintenance Attendant 1/25-2/7 28 Hrs @ \$25/ Hr	700.00	700.00
	Facility Attendant 1/25-2/7 23 Hrs @ \$25/ Hr	575.00	575.00
	Management Fee	41.55	41.55
		Total	\$4,644.05



Invoice **123070**
 Date **02/13/2026**

Pay Period Ending **02/28/2026**
 Control Number **637-20262**

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
 Do Not Remit Payment

XXXXXXXXXXXXX902

757.10

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920001129298	Submitted Date	Tuesday, 02/17/2026
Status	IN PROCESS	Submitted Time	09:57 PM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	Debit Date	Thursday, 02/19/2026
Document Type	DR-15	Filing Period End Date	03/31/2026
Amount Paid	\$58.50		
Payment Amount	\$58.50		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A	Routing Number	XXXXX4030
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	XXXXXXXXXXXX3902

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017823328-7	03/31/2026	\$58.50



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: 23867949
 Billing Date: 2/3/2026
 Billing Period: 12/16/2025 to 1/14/2026

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	12/16/2025	453	1/14/2026	455	29	2

Usage History	
Month	Usage
January 2026	2
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

Transactions		Amount
Previous Bill		219.78
Payment 01/23/26		-219.78 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	2.0 Thousand Gals X \$2.18	4.36
Sewer		
Sewer Base Charge		103.45
Sewer Charges	2.0 Thousand Gals X \$7.20	14.40
Total Current Transactions		163.50
TOTAL BALANCE DUE		\$163.50

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928725
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 163.50

Total Balance Due	\$163.50
Due Date	2/20/2026

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

The Total Due will be electronically transferred on 02/20/2026.

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



W.C. SHERRILL AND COMPANY LLC

SURVEYING · MAPPING · CONSULTING

P.O. Box 203, Odessa, FL 33556

Phone: 813.345.4270

Invoice

Date	Invoice #
2/20/2026	34424

Bill To

Long Lake Ranch CDD
 Attn: Patricia Thibault & Accting Dept.
 802 East Whiting Street
 Tampa, FL 33602
 Ordered By: Charles Reed

Project/Job No.	Terms
26.02.06	Due on receipt

Description	Amount
2196 Zamia Loop, Lutz Parcel No: 27.26.18.0060.02700.0010 Section 27, Township 26 South, Range 18 East Pasco County, Florida Trip Charge - Cancelled 02/20/26	150.00

Thank you for your business.	Total	\$150.00
1.5% per month charge on invoices over 30 days.	Payments/Credits	\$0.00
Subject to lien prior to 90 days.	Balance Due	\$150.00

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.: 33227
Terms: Net 45
Invoice date: 02/20/2026
Due date: 04/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Tree Removal: Scope of Work: *Flush cut of (1) damaged tree. *Includes all labor, hauling, and dumping fees.	1	\$400.00	\$400.00
					Total	\$400.00



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice

INVOICE:	621896008
DATE:	02/19/2026
ORDER:	621896008

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
02/19/2026	12:52 PM			12:52 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	02/19/2026		01:38 PM

Service	Description
---------	-------------

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

LPM 10/20/2015 10:00:00 AM Copyright 2015 by Turner Pest Control LLC

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



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: **0 COMMUNITY CENTER**
 Bill Number: 23867944
 Billing Date: 2/3/2026
 Billing Period: 12/16/2025 to 1/14/2026

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	12/16/2025	27650	1/14/2026	27788	29	138

Usage History	
Water	Irrigation
January 2026	138
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

Transactions	
Previous Bill	2,213.49
Payment 01/23/26	-2,213.49 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	63.0 Thousand Gals X \$9.36 589.68
Total Current Transactions	977.97
TOTAL BALANCE DUE	\$977.97

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928090
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 977.97

Total Balance Due	\$977.97
Due Date	2/20/2026

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

The Total Due will be electronically transferred on 02/20/2026.

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 #
2/24/2026	21

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 2/8-2/21/26 Salaried	3,327.20	3,327.20
	General Maintenance Attendant 2/8-2/21/26 20 Hrs @ \$25/ Hr	500.00	500.00
	Facility Attendant 2/21/26-2/8 32 Hrs @ \$25/ Hr	800.00	800.00
	Management Fee	41.55	41.55
		Total	\$4,668.75



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

"Copy of Previously Printed Invoice" Number:
 Account Number:
 Invoice Date:
 Direct Inquiries To:
 Phone:

8017511
 250387000
 12/24/2025
 Audette, James J
 (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 2016

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 \$4,756.13

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 2016

Invoice Number:	8017511
Account Number:	250387000
Current Due:	\$4,756.13
Direct Inquiries To:	Audette, James J
Phone:	(407)-835-3820

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 250387000
 Invoice # 8017511
 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: 8017511
 Invoice Date: 12/24/2025
 Account Number: 250387000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

LONG LAKE RANCH CDD 2016

Accounts Included 250387000 250387001 250387002 250387003 250387004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2025 - 11/30/2026				\$3,950.00
19190 Other	500.00	1.00		\$500.00
Subtotal Extraordinary Services - In Arrears 12/01/2024 - 11/30/2025				\$500.00
Incidental Expenses 12/01/2025 to 11/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,756.13

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.



www.coastalwasteinc.com

INVOICE

Invoice SW0001492964
Page Page 1 of 1
Date 02/01/2026
Customer 16948
Site 0
PO Number
Due Date 02/26/2026

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

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 - Feb	MONTHLY - WASTE COLLECTION (Feb 01/26 - Feb 28/26)		\$103.84	1.00	\$103.84
01 - Feb	ADMIN FEE - MONTHLY (Feb 01/26 - Feb 28/26)		\$3.95	1.00	\$3.95
01 - Feb	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
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Payments made by credit card or debit card are subject to a 2.55% service fee

Invoice SW0001492964
Page Page 1 of 1
Date 02/01/2026
Customer 16948
Site 0
PO Number
Due Date 02/26/2026

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

AMOUNT REMITTED

0025756SW0169480000SW000149296400000120245

EXHIBIT 12

RETURN TO AGENDA

**MINUTES OF 03/05/2026 REGULAR MEETING
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

I. Call to Order / Roll Call

The meeting was called to order by Ms. Thibault. Roll was called, and a quorum was confirmed with the following

Supervisors present:

- Heidi Clawson..... Board of Supervisors, Chairwoman
- William Pellan.....Board of Supervisors, Vice Chairman
- John Twomey Board of Supervisors, Assistant Secretary
- Darrell Thomson Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault District Management, Haven Management Solutions
- William York..... Amenity Manager, Haven Management Solutions
- Sarah Sandy (via virtual means) Counsel, Kutak Rock LLP
- John BurkettRedTree Landscape
- Matt OlsonRedTree Landscape
- Pete Lucadano.....RedTree Landscape
- Joe O’Reilly Field Manager, Haven Management Solutions
- Greg Woodcock..... District Project Manager, Stantec
- Chuck BurnettAquatic Service

Opening Remarks and Attendance Notes

Ms. Thibault officially called the Meeting to order after confirming the quorum had been established. Present in person were Chairwoman Clawson, Supervisor Twomey, and Supervisor Thomson of the Board of Supervisors. Supervisor Pellan joined later. Also present were the District Management Staff, Amenity Team, and District Counsel members attended via conference.

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

No audience comments.

III. Supervisor Comments

Supervisor Twomey asked if the lights could be turned green for St. Patrick’s Day. He noted that there was something wrong with the small monument at the entrance of the parking lot. Chairwoman Clawson requested that painting the mail pieces in Primrose and Foxtail, if they need it, and painting the parking lot lines be added to the task list.

IV. Professional Vendor Presentations

A. District Engineer – Stantec

1. Stantec Field Observation Report

Ms. Thibault reported that Mr. Woodcock was able to complete the swift mud permit reporting, though they have not been submitted yet as Mr. Woodcock is waiting for a signature from the Board. He confirmed he can have that done by Monday. Mr. Woodcock noted that he will not be charging the Board for the time spent at this meeting. Chairwoman Clawson requested Mr. Burnett be present at this meeting to answer her questions on the report and about erosion. Mr.

45 Woodcock presented his report, noting that the erosion is minor, especially in location 1, where it appeared to have been
46 caused by the normal water level down.

47 **2. Stantec Summary Report**

48 Mr. Woodcock noted they don't tend to get excited about it until the water is eroding the bank. He recommended
49 doing a point repair between two houses where he had noticed erosion from the gutter runoff. Chairwoman Clawson
50 expressed concern about placing riprap between houses and roof lines. Mr. Woodcock reassured the Board that it would
51 only be placed along the bank, acting as armor for each section so it doesn't continue to erode. Chairwoman Clawson
52 expressed concern that the erosion will continue despite adding the riprap. Mr. Woodcock advised that they may have to
53 come back and make small adjustments, but they should not have to come in and repair that section again. Supervisor
54 Pellan asked about the methods to maintain the riprap. Mr. Woodcock explained that they would spray the riprap every
55 once in a while, to remove the vegetation that may start to grow on it, but that it would mostly be taken care of by
56 whoever takes care of the ponds. Chairwoman Clawson asked about any liability with having the large rocks near homes.
57 Mr. Woodcock suggested Flexamat as an alternative, noting that it would be similar in price to the riprap. He continued
58 to outline the purpose of the sod in mitigating the erosion. Mr. Woodcock confirmed that they did not find anything that
59 was compromising the system. He gave the Board a ballpark amount of \$8,000 for repairs; however, proposals were
60 never submitted.

61 **3. Ratification of the Interim Engineering Services Agreement**

62 On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
63 Ratified the Interim Engineering Services Agreement for the Long Lake Ranch Community Development District.

64 Ms. Sandy noted she had sent Mr. Woodcock the proposed revisions, and he confirmed that they had been sent off.

65 **B. GHS Environmental Aquatic Maintenance**

66 **1. Aquatic Maintenance Log – 02.25.2026**

67 Mr. Burnett noted the erosion at the first location looks to be older than the second. He suggested placing the PVC
68 piping there so they can watch it. He agreed with Mr. Woodcock that the longer they wait, the more likely it is that it will
69 get more expensive. Mr. Woodcock and Mr. Burnett warned the Board that they could lose a bit of the end of their piping,
70 as the fluctuation in the water levels will wash away a bit at a time. Mr. Burnett noted one of his big concerns is the three
71 control structures at Lake #6. He explained the faults with the control structures, noting they are filling sooner than they
72 should, likely due to errors in the way they were constructed. He advised the Board that they will likely face continuous
73 issues with these structures. Mr. Woodcock presented his plan to counteract the erosion, noting that they are planning to
74 meet with the contractor, and place filter fabric and rock on top of the water pump so it drains without eroding. He also
75 mentioned drilling holes and pressure grouting. Mr. Woodcock presented other suggestions to the Board, including
76 putting a dam around the water and pumping it out. Chairwoman Clawson emphasized the importance of working on
77 this now, as the water levels are low. She also noted the Board used to have issues with one of the structures, so Mr.
78 Woodcock noted he would make sure to check that one with the contractor.

79 Mr. Woodcock noted the importance of the control structures, with Chairwoman Clawson noting they have not
80 experienced flooding. Mr. Burnett expressed concern over the water levels of the lake getting too high during the
81 hurricane, but Chairwoman Clawson reminded him that everything is supposed to drain into the lake anyway. Mr. Burnett
82 suggested Mr. Woodcock check up on FPM12. He notified the Board that he had noticed planktonic algae banding on
83 the edge of the water, though he did also note that it does not seem to be consistent. Mr. Burnett explained why there
84 might be more algae, noting that it'll often correct itself.

85 Mr. Woodcock informed Ms. Thibault that the survey proposal was requested, but they have not received it yet. He
86 estimated the price to be around \$3,000, noting that just to get the people out there costs \$1,500.

87 Ms. Sandy reminded the Board that they had approved a proposal at the last meeting to complete a survey of the
88 district boundary line next to a lot that they believed might have been a fence encroachment. She noted that the proposal
89 had been written in a way that meant the survey was to be done of the lot owner's property rather than determining the
90 district boundary line. Therefore, when the surveyor went out, they were denied access. Ms. Thibault and district counsel
91 had asked them to update the proposal so that it focused on the boundary line instead of the lot. Ms. Sandy noted that the
92 revised proposal for \$950 (previously \$500-\$600) was included in the agenda.

93 Ms. Thibault asked about Finn Outdoor. Mr. Woodcock reported what he had heard from Finn Outdoor, noting that
94 they had to put a French drain along the sidewalk. When they went on site, they observed the sidewalk was tilted the
95 opposite direction they had originally thought it was. He has not been able to see the drain to confirm.

96 **C. Red Tree Landscape Maintenance**

97 **1. Consideration of Proposals for Approval**

98 **- Revised Plant Material Installation Proposal - RedTree \$2,390**

99 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Ratified
100 the Redtree Tree Revised Plant Material Installation Proposal for \$2,390 for the Long Lake Ranch Community
101 Development District.

102 **- Tree Removal and Stump Grind (11 trees) Around the Basketball – Redtree \$4,125**

103 Mr. Burkett reported that trees are elevated, they are limited to the amount of mowing they can do, he's noticed a
104 loss of plant material, manuals are coming towards the end of the month, and the spring rotation launch is complete. He
105 noted that the mulch in the Foxtail area was filling up but has been stopped.

106 Chairwoman Clawson asked about the shrubbery around the monuments, noting that they look worse for wear. It
107 was noted that a tree on Sunlake Boulevard was removed because the top half had broken off. Chairwoman Clawson
108 suggested removing a specific pine tree at a corner of the basketball court, noting that the root height was high. It was
109 noted that the cost for removing a tree was \$400 and removing a stump was \$250.

110 The Board discussed adding a French drain to the basketball court, noting the location of most of the buildup, and
111 the company that had previously discussed leveling the court. Supervisor Pellan noted he was hesitant to remove too
112 many trees due to the shade they provide. He also expressed concern that the roots will eventually be an issue for the
113 Board to deal with again in the future. Mr. Burkett advised that root barriers are not only a temporary fix but also do
114 long-term damage to the anchorage of the trees, making them a liability. Supervisor Pellan asked if there is any other
115 option to pursue that won't change the whole dynamic of the amenity space. Different options were discussed, namely
116 replanting the trees or putting up a fence. Chairwoman Clawson expressed her opposition during discussion of an
117 unofficial Proposal by Mr. York to build a court. She noted it would culminate in the loss of a recreation area. The Board
118 briefly discussed a few options, including turning the field into outdoor volleyball courts, before moving back to the
119 topic of tree removal.

120 Supervisor Pellan agreed that replanting trees was a good idea and something the Board should seriously consider.
121 Mr. Burkett confirmed that he would replant Southern Magnolias (*Grandiflora*). He briefly discussed the replanting
122 options, noting a mix of magnolia and oak trees could work well. He offered potential sizing, noting that they could get
123 a 2-3.5-inch caliber sized tree, which would be between 8 and 10 feet when installed.

124 Chairwoman Clawson explained her reasoning to Supervisor Twomey, stating that the clubhouse is already too small
125 for the size of the community, and she felt as though a \$100,000 investment should go towards increasing the size of the
126 clubhouse rather than moving the basketball courts over to the clubhouse. Supervisor Pellan agreed, noting that they
127 could also offset costs by not spending funds on fencing around the basketball courts. Supervisor Twomey shared his

128 viewpoint, noting that he is in favor of removing the trees and looking into replanting at another time. Mr. Burkett agreed
129 to take down 12 trees and charge for 11.

130 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Thomson, WITH ALL IN FAVOR, the Board
131 Approved the RedTree Tree Removal and Stump Grind for 11 Trees around the Basketball Courts for \$4,125 for the
132 Long Lake Ranch Community Development District.

133 Ms. Thibault requested a revised proposal indicating 12 trees.

134 - **Discussion of Detailed Water Usage Report**

135 Ms. Thibault reported that the report detailing water usage has been sent back from the county and she has included
136 it to be reviewed by the Board. She added that RedTree had provided their reports as well.

137 Chairwoman Clawson reminded the Board that she had initially expressed her concern about their irrigation bill
138 being \$90,000 in January of 2024 and then dropping to \$336 in February in January 2024 and continued to address it
139 every month. She noted the amounts had dropped in the summer of 2025. Mr. Lucadano addressed the Chairwoman's
140 statement, noting first that the first time she had brought this issue up, they had completed a slow crawl through the
141 system, at which time they discovered the mainline leak. He noted that they were working on it. Mr. Olson took over at
142 this point, stating that the pool and the restrooms are tied to the same system, which Chairwoman Clawson denied. Ms.
143 Thibault advised that the Board could see the correlation in the water bill between billing and the days they were filling
144 the pool. Ms. Thibault noted that a sensor in the pool had been turned off at an indeterminable time. She also noted that
145 they did not believe the water issue was related to the bathrooms or pool. Ms. Thibault explained how a factory reset
146 could have caused the billing issue, describing the way a malfunction or power outage would interfere with the clock
147 and how one would check it. Mr. Olson elaborated, explaining the mechanism in further detail. Chairwoman Clawson
148 noted she had mentioned the wetness of the roads numerous times, emphasizing that she had never said it was from a
149 leak. She also noted the times she had noted the roads were wet correlated exactly with the report they received from
150 PASCO County.

151 Mr. Olson noted the district did not have working irrigation when he arrived initially. He advised that the control is
152 shutting down at times it is not supposed to, meaning it will turn on and off whenever, leading to multiple zones running
153 at the same time.

154 Ms. Thibault continued, noting that the chart they received from the county mirrors the times they received from
155 RedTree, wondering how such a coincidence could have occurred. Chairwoman Clawson continued to question the times,
156 noting that the issues are often occurring very early in the morning. The Board discussed locations in the district with
157 potable water.

158 Supervisor Twomey asked how they can fix this issue. Mr. Olson suggested installing small meters on the restroom
159 and pool, to which Chairwoman Clawson objected, as the irrigation and water systems are different. Mr. Olson described
160 the method of testing they use to detect leaks and needed repairs.

161 Chairwoman Clawson reported to the Board that they had spent \$2,000 on clubhouse timers and controllers to fix
162 13 zones in December 2025 and January 2026. Mr. Lucadano outlined potential plans to move forward, suggesting
163 modernizing the controller for better water management. The Board and RedTree discussed the controllers and decoders,
164 with RedTree noting that old decoders would still speak to new controllers. Ms. Thibault interjected, noting that the
165 county asked if RedTree did their due diligence because the current decoders are too old to communicate with new
166 controllers. She requested a guarantee from RedTree that they will not replace the old decoders to match the new
167 controllers. Mr. Olson agreed that they can update the software, but he could not guarantee how long the decoders from
168 2017 would last.

169 Supervisor Twomey presented a new issue, noting that the district suffers from lightning strikes knocking down
170 boxes every summer. Mr. Olson informed him they do not have any grounding in their system.

171 Supervisor Pellan reiterated concerns with the irrigation, agreeing that they, especially Chairwoman Clawson, have
172 been asking about the water usage for almost two years. He confirmed that irrigation and water are two different bills.
173 Supervisor Pellan asked what happens if the issue is not the clubhouse controller malfunctioning. RedTree noted that
174 updating the equipment is a good first step, before breaking down the issue further. They noted that though they now
175 know the issue is with irrigation, they have not been able to find a leak or any visible washout, raising the question of
176 where the water is going. Supervisor Pellan suggested having someone come out to the district at the times listed on the
177 report to observe where the water is going.

178 Ms. Thibault noted that a factory reset should have been noticed by the RedTree team before moving on to suggest
179 making sure the clocks are set correctly for the month of March and requesting another \$85 report from the county at the
180 end of the month to determine if it is a controller issue. The Board discussed the irrigation schedule, culminating in Mr.
181 Olson offering to set the dates and times in front of Mr. York and upload those where the Board will have access to them.
182 Mr. Lucadano informed the Board that he believed the issue to be resolved after they found the initial leak. He apologized
183 and offered to assist the district in obtaining abatements for the past billings. Supervisor Pellan asked what the likelihood
184 of this happening somewhere else is. RedTree informed him that anything is possible, but they usually see it. The board
185 discussed flow meters, noting that it is 4 flow meters to a controller, but that they cannot be put on all of them.

186 Mr. Lucadano suggested RedTree pay for the new controller and put flow meters on it at their cost. Ms. Thibault
187 expressed her support for the suggestion, and asked RedTree if they would also be willing to consider purchasing the air
188 card, which provides a report that cannot be manipulated. They agreed, noting all they would have to do is pay the annual
189 fee. RedTree discussed sticking with Hunter or switching to Weathermatic. Mr. Lucadano confirmed his intention to find
190 and resolve the irrigation issue. Ms. Thibault confirmed she will still pay for the report at the end of the month, as they
191 confirmed it was factory resetting and no one was paying enough attention to notice. The Board recapped the last few
192 minutes of the meeting

193 **1. Field Maintenance Report**

194 Mr. York informed the Board that they are getting close to pressure washing season, noting that he would like to
195 start at the end of March and wrap up in April. Ms. Thibault requested a proposal. The Board noted they have a 3-year
196 agreement. Mr. York reported that the timing on the lights was off, but he adjusted it when he came in. He noted that
197 lighting has been an issue since Christmas, noting that he has not been able to locate a photocell for the streetlights and
198 that he does not have access to the lights until after 8 pm. Mr. York reiterated his troubles identifying a power source. He
199 advised the Board that he had submitted the payment for the lights for this and the next year.

200 Mr. York mentioned renewing their contract, informing the Board that there would not be a price increase and that
201 they would be happy to continue on as they have for the last 3 years. He noted that it would include cleaning the seawall
202 and soft washing the tennis court and pavilion by Foxtail. The Board briefly discussed sidewalk areas with little nuances.
203 Chairwoman Clawson requested a proposal from Mr. York.

204 Ms. Thibault asked the Board if they want to go out for RFP, as they cannot enter into a contract with RedTree. Ms.
205 Sandy informed the room that the bidding threshold is at \$195,000, for the total contract amount before breaking down
206 the formal RFP process. She noted they would bring a project or packet of the qualifications they use to evaluate
207 proposals, the bid package, and the landscaping standards. She noted they would have to put out an advertisement for
208 maintenance contracts. Ms. Sandy elaborated on the process of going to formal RFP, noting the importance of a fair
209 evaluation across the board. Supervisor Pellan expressed his stance, noting that he would rather not go through the
210 formality and optics of moving forward with formal RFP after the events of the meeting thus far. He noted the loss of
211 warranty on the plant material would be difficult to factor into the evaluation, and stated that unless the price increased,
212 he doesn't see a reason to move forward with formal RFP. Supervisor Thomson noted RedTree has been doing well
213 besides the issue with irrigation.

214 Mr. O'Reilly mentioned the rut on Sunlake, noting that he had spoken with someone who informed him that the rut
215 wasn't caused by them. Mr. O'Reilly noted that the guy called him later to tell him that their truck was pulled off by a

216 different truck. He reported that after speaking to the PASCO County field maintenance/public work department,
217 informed him they would be sending a supervisor to see what needs to be prepared, which could take 5 days. Chairwoman
218 Clawson suggested calling them to check out the pothole on Long Lake Ranch Boulevard as well. Mr. O'Reilly confirmed
219 he had walked around taking pictures of trees and other things in the community, noting that an unnamed "he" was
220 supposed to have taken care of some of it and had not at this point.

221 Chairwoman Clawson noted her preference that the stakes in some of the trees that had been there for years be taken
222 out, and her disappointment that the stakes were removed from two pines, as they had paid to have those two pines
223 staked. She noted it was on Serenoa St., and that they would figure out was dead and what wasn't soon enough.

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

225 **1. Final Invoices – Anchor Stone**

226 Ms. Sandy reported that Anchor Stone matched their position regarding when the contract was terminated and the
227 amount of time left under the contract. She noted that the final amenity management invoice was for December 15th, the
228 last day they had not paid under contract. She also noted the district management invoice was prorated for 15 days out
229 of February. As she explained it, these are the final invoices under the agreements and as such are authorized for payment.
230 Ms. Thibault confirmed the payment was put in the Federal Express. Ms. Sandy advised that any issues regarding the
231 turning over of electronic records, passwords, etc. have not been resolved yet.

232 Supervisor Thomson asked about the status of the sign with HCA. Mr. O'Reilly informed him that the guy had
233 emailed to tell him he's sick and that was the last he heard from him.

234 **V. Amenity General Manager & Field Manager**

235 **A. Presentation for Discussion – Amenity & Field Status Report**

236 Ms. Thibault noted RedTree had covered most of the report earlier, though she had forgotten to ask them about the
237 tree stump. She turned the conversation to the mulch, noting that when they measured it, it came out to 9 inches of mulch.
238 She noted to the Board that they might be creating a liability, as one of their own had already fallen because of it. The
239 discussion turned to the usage of the mulch, with Chairwoman Clawson finding that certain areas have too much mulch
240 and others (like Foxtail) not enough. Ms. Thibault noted that too much mulch smothers the plant material, killing them.
241 She asked if Mr. O'Reilly's team could find time to de-mulch certain areas. He agreed to shovel the mulch out. Supervisor
242 Pellán suggested speaking to RedTree about it at the next meeting.

243 Ms. Thibault informed the Board that she has arranged the meeting for the fire bush. The viburnum was supposed
244 to be planted this month, along with the new plant materials that were ratified during this meeting. Ms. Thibault suggested
245 asking RedTree to toss some of the mulch. Chairwoman Clawson mentioned the middle fountain, opening the discussion.
246 Supervisor Thomson reported that the last thing they had heard was that it would cost \$950 for a warrantee job.
247 Chairwoman Clawson commented on the length of time the fountain has been out of commission, stating that it has been
248 too long.

249 The Board agreed that the tree stump needs to go.

250 The motorized vehicle signs are confirmed to come on Monday, and it was noted that all of the gates will have them.
251 The QR code was sent out, and a large number of people have signed up (25/26 households). Supervisor Twomey
252 informed the Board that there are two HOA sites, and there are allegedly hundreds of emails on the Long Lake Ranch
253 HOA site. He questioned the legality of giving the Board those emails. Ms. Thibault informed him that they would have
254 to provide database and email information as a public record if someone were to ask for it. She suggested they issue a
255 disclaimer to each resident who joins the mailing list that the content of their email could be requested as a public record.
256 Supervisor Twomey emphasized the importance of having CDD information in numerous places.

257 The Board discussed the ceiling and the big white patches.

258 Supervisor Pellan mentioned creating a priority list for the signs needed. He also mentioned the e-bike signs,
259 referencing an issue he noticed of adolescents using basketball courts to pop wheelies on their e-bikes. He expressed his
260 frustration at the issue, noting that his own son was there, participating. The Board briefly discussed methods of keeping
261 the kids with their e-bikes off the courts. Supervisor Pellan referenced an agreement with the HOA regarding the Easter
262 Bunny event, noting that the HOA agreed if there was any damage they would see that it is fixed. Ms. Sandy advised the
263 Board to make sure the insurance policy includes bounce houses. Supervisor Thomson questioned the Board's liability
264 policy regarding the committee for the Easter events. The HOA has to supply the Board with an insurance policy for use
265 of the room they're in and/or any events they do. Ms. Thibault confirmed she will reach out to the HOA for a copy of
266 their insurance policy.

267 **B. Presentation of Towing Agreement – Tow Life Towing**

268 Ms. Thibault noted that towers like to see the districts policy attached, so she confirmed they will send them a copy.
269 Mr. York confirmed that this towing company was within 10 miles of the district. She recommended providing the
270 company with towing guidelines in a bulleted list before walking the Board through the next steps. Ms. Thibault also
271 issued a warning to the Board, informing them of some of the precautions she and the towing companies have had to
272 take for safety. She suggested using the HOA to inform residents about the change in towing for at least a few days
273 beforehand.

274 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Agreed
275 to Bring on Tow Life Towing for the Long Lake Ranch Community Development District.

276 Ms. Thibault asked Ms. Sandy to draft an agreement with Tow Life Towing. The Board allowed Ms. Thibault to
277 work with Chairwoman Clawson to draft the bullet point list to be sent out to residents and given to the towing company.
278 She confirmed that this will be done by the next meeting as long as the towing vendor gets back to them.

279 **C. Consideration for Proposal**

280 Ms. Thibault noted that they're mostly looking at option 2 now that they've agreed to move forward with the tree
281 removal proposal. She asked if they wanted to wait until the trees are removed.

282 **1. Option 1: Move Basketball Court to Park Field**

- 283 ○ **Half Basketball Court Replacement – Court Project - \$75,772.00**
- 284 ○ **Full Basketball Court Replacement – Court Project - \$86,417**

285 **2. Option 2: Basketball Court Infrastructure Rehabilitation Project - \$64,446**

- 286 ○ **Lawson Proposal for Basketball Court Resurface - \$15,000**

287 This likely does not include the work that still needs to be done. Supervisor Twomey suggested resurfacing and
288 painting the courts as best as they can and moving on. Chairwoman Clawson agreed that all new is not necessary for the
289 basketball courts. They confirmed they will wait for the trees to be removed. The Board discussed the resurfacing;
290 Supervisor Pellan confirmed that the board will not be replacing glass backboards. Ms. Thibault confirmed they will
291 bring back a revised proposal to the next meeting.

- 292 ○ **Total Quality Fence & Remodeling Exhibit - \$16,696**

293 Chairwoman Clawson noted they would only need one lock, which will cut costs down. Ms. Thibault confirmed
294 they will get a revised proposal soon.

- 295 ○ **DCSI Access Control to Enter Basketball Court**

296 Supervisor Pellan expressed his concern that they may run out of space for a control to be attached. He noted that
297 he would like them to verify that another control could be added.

298 **VI. Financial & Administrative Matters**

299 **A. Consideration for Acceptance of January 2025 Unaudited Financial Statements**

300 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
301 accepted the January 2026 Unaudited Financial Statements for the Long Lake Ranch Community Development District.

302 **D. Presentation of Check Details for January 2026**

- 303 - Chairwoman Clawson asked about a 2022 invoice for Kutak Rock on page 117. Ms. Thibault advised that they
304 found an outstanding invoice. Ms. Sandy expressed confusion over the date of the invoice, noting that she will
305 double check.

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

308 **E. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 5th,
309 2026**

- 310 - Ms. Thibault read the two changes made to the minutes: line 222, which should read “Chairwoman Clawson”,
311 and line 32, which should read “Supervisor Twomey”.

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

315 **F. Presentation of Approval Listing – 2026**

- 316 - Chairwoman Clawson noted they did not spend the \$550 for the survey. Ms. Thibault confirmed and informed
317 the Board that they were charged \$160 by the survey company for their time.

318 **VII. Staff Reports**

319 **A. District Manager**

320 ○ **LED Lighting Upgrade Estimate**

321 Duke Energy sent over the estimate. Ms. Thibault explained CAIC Costs, noting that that if Duke
322 thought the poles needed to be pressure washed, the district would have to pay for it. They have not
323 reviewed the poles. Similarly, if the district wanted to replace any poles, they would have to pay for that as
324 well. The Board expressed their displeasure with those costs. Ms. Thibault confirmed that they do have the
325 option to say no.

326 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board
327 Accepted the Duke Energy LED Lighting Upgrade Estimate for the Long Lake Ranch Community Development District.

328 ○ **Survey Proposal-Specific Purpose Boundary Survey Tract B3- \$950**

329 Chairwoman Clawson brought up her question about it being an aerial. Supervisor Pellan asked if the
330 results of the survey are legally binding because it’s being done from the air rather than the ground. Ms.
331 Sandy suggested checking with Mr. Woodcock as she stated she does not know enough about the different
332 types of surveys/how a surveyor does their professional services.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Accepted Survey Proposal- Specific Purpose Boundary Survey Tract B3-\$950 if Determined to Be a Legally Binding Support and Able to Prove What is Exceeding for the Long Lake Ranch Community Development District.

VIII. Audience Comments

No comments were made at this time.

IX. Supervisor Requests

Supervisor Thomson reminded Ms. Thibault to call him about the insurance policies.

X. Adjournment

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

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

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

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on [redacted], 2026.

Signature

Signature

Printed Name Secretary Assistant Secretary

Printed Name Chairman Vice Chairman

EXHIBIT 13

RETURN TO AGENDA

Meeting Date	Vendor	2	Amount	3	Brief Item Description
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		\$450??		Tree Removal Proposal
2/5/2026	Red Tree Landscape		\$2,390		Revised Plant material proposal
2/5/2026	Bay Paver Cleaning		\$12,550		Pool deck resurfacing

3/5/2026	Red Tree Landscape	\$4,125	Tree Removal and Stump Grind (11 trees) Around the Basketball-Red Tree-\$4,125 (with revisions)
3/5/2026	WC Sherill and Company LLC	\$950	Aerial Survey - Approval is given once this is considered binding
3/5/2026	Redtree Tree Landscape	\$2,390	Revised Plant Material Installation Proposal for \$2,390 for the Long Lake Ranch Community

EXHIBIT 14

RETURN TO AGENDA

Patricia Thibault

From: nicole piazza <nicpiaz@gmail.com>
Sent: Sunday, March 15, 2026 10:56 AM
To: Richard Danaie; cuffs1270@aol.com; Patricia Thibault; hclawson20@gmail.com; bpellan@gmail.com; darrellcdd@gmail.com; georgesmithlr@gmail.com
Subject: Restoring privacy
Attachments: IMG_3437.jpeg

Good morning everyone,

My name is Nicole Piazza . I live at 1260 Multiflora loop and my home backs up to sunlake blvd. Last summer my neighbor and I had some trees removed behind our homes that were either dead or leaning very badly. So now myself and my neighbor have a very large gap of no trees, to where people can directly see inside our homes off sunlake. We feel like we have lost some privacy. So, I am kindly asking if at the next meeting you could please vote yes on replacing those trees and returning some privacy back to our families. It would truly be appreciated.

I have attached a photo of our yards while I'm standing on sunlake to show how easily it is to see directly into our windows and where two huge trees used to be.

So for the privacy of my teenage daughter whose bedroom window is facing sunlake please VOTE YES for the tree replacement.

Thank you for your time

Piazza family and neighbor Danaie family

