

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@havenmgtsol.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 Grind

[EXHIBIT 5](#)

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

[EXHIBIT 6](#)

E. District Counsel

V . 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](#)

VI. 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, 2026 [EXHIBIT 12](#)
- D. Presentation of Approval Listing – FY 2026 [EXHIBIT 13](#)

VII. Staff Reports

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

VIII. Other Introduced Items

- A. Final Consideration and Approval of Towing Contract [EXHIBIT 15](#)
 - ❖ Discussion on Who can Contact the Tow Company
 - ❖ Discussion of Listing of Instructions to Tow Company as to Hors and Violations

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

X. Supervisor Requests

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

XI. Adjournment

EXHIBIT 1
RETURN TO AGENDA

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/6/2026																											Field check.
1/7/2026	M, W								M, W	M, W														M, W	M, W		Worked on removing woody vegetation growing inside the littoral zones. Removed woody vegetation growing along the Big Lake boardwalk. Check in with B. York.
1/13/2026																	M, W	M, W	G				M, W				Worked on removing woody vegetation growing inside the littoral zones.
1/23/2026																											Field check.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
2/4/2026																											Field check.
2/12/2026																											Field check.
2/25/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
3/12/2026																					M						
3/24/2026	A, MF											T															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		T	T	T	T	T	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@havenmgtisol.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@havenmgtisol.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@havenmgtisol.com>; byork1071@gmail.com; Joe O'reilly <Joe@havenmgtisol.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.redtreelandscapesystems.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@redtreelandscapesystems.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

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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@redtreelandscapesystems / 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			
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 prescence 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 fronds never
trimmed







03/25/2036

LLR

Clubhouse

palm fronds never
trimmed





03/25/2026

LLR

Clubhouse

retaining wall and stairs
weeds growing need to
be sprayed





03/25/2026

LLR

Clubhouse

palm fronds never

trimmed

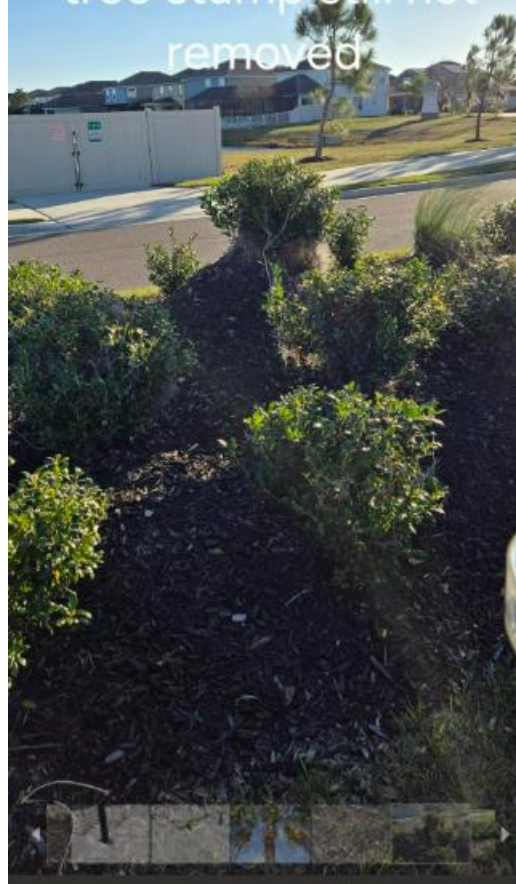


02/23/2026

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 competed - completed with Veriszon.
16	12.4.2025	HCA Communication	Field Manager	04.05.2026	Communicate with HCA regarding signage Joe reached out to Mr Bailey and he advsised 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 advacing 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 Dujé
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. Awairing 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 encounted 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. Awaitingn final execution
	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 ar ein motion 02.19.2026
23			Amenity Manager		
24	03.15.2025	Insurance & Car Hit on Sunlake		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. Redree 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 beleive 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 h ave theinformation to file for a request
31	2.5.26	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no motoroized vehicles, no fishing signs. Board requested an ipdated list of no keep, leep and new additionas. Bill is working in 02.19- Bill is compilinglist
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
<i>*0% Tax:</i>	<i>\$0.00</i>
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).

3. GUARANTEE & WARRANTY

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

Exclusions:

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

Disclaimer on Preexisting Foundations:

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

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

Contractor:	<u>Hunter Henson</u>	<u>3/20/2026</u>
	Court Project LLC	Date

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

Client:	_____	_____
	Long Lake Ranch CDD	Date

EXHIBIT 9
RETURN TO AGENDA

FW: Manda's Minnows LLR 26.pdf

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

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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.sol.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 <u>Assets:</u>						
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	<u>3,564,006</u>	<u>1,283,784</u>	<u>812,885</u>	<u>450,042</u>	<u>351,003</u>	<u>6,461,720</u>
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	<u>892,764</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>892,764</u>
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	<u>\$ 3,564,006</u>	<u>\$ 1,283,784</u>	<u>\$ 812,885</u>	<u>\$ 450,042</u>	<u>\$ 351,003</u>	<u>\$ 6,461,720</u>

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 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2025 Month of February	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 Revenues:									
2 Assessments Levied									
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 806,684	\$ 35,596	\$ 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									0%
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 Liblity & 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 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2025 Month of February	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
52 Community Maintenance									
53 Field Services	417	417	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

	FY 2026 Approved Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 <u>Revenues:</u>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	-	-
6 Total Revenues	-	-	-
7 <u>Expenditures:</u>			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 Total Expenditures	-	-	-
11 Excess Expenditures Over (Under) Revenues	-	-	-
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	350,000	-	350,000
17 Net Change in Fund Balance	350,000	-	(350,000)
18 Fund Balance-Beginning	1,283,784	1,283,784	-
19 Fund Balance - Ending	\$ 1,633,784	\$ 1,283,784	\$ (350,000)
20 <u>Analysis of Fund Balance</u>			
21 Assigned: Future Capital Improvements	1,283,784	1,283,784	
23 Fund Balance - Ending	1,283,784	1,283,784	

Long Lake Ranch CDD
Debt Service -Series 2014
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through February 28, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
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 <u>Expenditures:</u>			
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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
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 <u>Expenditures:</u>			
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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
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 <u>Expenditures:</u>			
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)
<i>Adjusted Bank Balance</i>	289,533

Beginning Balance	323,186
Receipts	26,251
Disbursements	(59,903)
<i>Balance per Book</i>	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

12:34 PM

03/25/26

Accrual Basis

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

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

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

[illegible]

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

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.



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Jan 12, 2026
For service Dec 2 - Jan 2
32 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	\$13,141.27
Payment Received Dec 30	-13,141.27
Current Electric Charges	5,092.84
Current Lighting Charges	8,606.38
Taxes	176.99
Total Amount Due Feb 02	\$13,876.21

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	326.58
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.81

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount of automatic draft

\$13,876.21
by Feb 2

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

LONG LAKE RANCH COMM DEV DIS
ANCHOR STONE MANAGEMENT, LLC
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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

8893000001249700066000000000000000138762100013876210

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 lights 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	\$0.80
	Billed Usage: 64			
	Billed kWh 64.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
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			\$8.44
	Billed Usage: 1765			
	Billed kWh 1765.000			
		Regulatory Assessment Fee	0.28	
		Gross Receipts Tax	8.16	\$326.58
		Total		
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	\$0.80
	Billed Usage: 52			
	Billed kWh 52.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
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	\$0.80
	Billed Usage: 22			
	Billed kWh 22.000			
		Regulatory Assessment Fee	0.03	
		Gross Receipts Tax	0.77	\$30.80
		Total		
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	Fuel Charge	3.14
		- Jan 02	Asset Securitization Charge	0.14
	Present Read:	2710		
	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	Fuel Charge	88.04
		- Jan 02	Asset Securitization Charge	3.86
	Present Read:	111095		
	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	Energy Charge	154.20
		- Jan 02	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

Billing details - continued

Account Information	Billing Details			Amounts
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Dec 02 - Jan 02	Fuel Charge	205.44
			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 TOPHAT	33.96
	50 MTCHT III 3K TH	19	54W MITCH LED PT CLR	118.86
	50MTCHTR III3K THRBM	19	SV FLAGLER ACR 9500L	1,034.80
	213W LED SHBX BNZIII	75	SV DRC27500	132.00
	SV DRC27500	1,188	49W TRADITIONAL LED	6.95
	SV FLAGLER ACR 9500L	3,185	213W LED SHBX BNZIII	14.42
			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
			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 - Jan 02	Fuel Charge	2.48
	Present Read:	1745	Asset Securitization Charge	0.11
	Previous Read:	1689	Minimum Bill Adjustment	2.56
	Billed Usage:	56		
	Billed kWh	56.000		
			Regulatory Assessment Fee	0.03
			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 - Jan 02	Fuel Charge	97.42
	Present Read:	123852	Asset Securitization Charge	4.27
	Previous Read:	121649		
	Billed Usage:	2203		
	Billed kWh	2203.000		
			Regulatory Assessment Fee	0.34
			Gross Receipts Tax	10.08
				\$392.65
				\$10.42

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	\$30.00
	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	
	Billed Usage: 39			
	Billed kWh 39.000			
		Regulatory Assessment Fee	0.03	\$0.80
		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	\$533.66
	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			
	Billed Usage: 3032			
	Billed kWh 3032.000			
		Regulatory Assessment Fee	0.46	\$14.16
		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	\$30.00
	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	
	Billed Usage: 57			
	Billed kWh 57.000			
		Regulatory Assessment Fee	0.03	\$0.80
		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	\$32.37
	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			
	Billed Usage: 85			
	Billed kWh 85.000			
		Regulatory Assessment Fee	0.03	\$0.86
		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	\$30.00
		Energy Charge	6.44	



Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage:	109	\$0.97
	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
	Meter Number: 222519	Energy Charge	1,261.58
	Bill Period: Dec 02 - Jan 02	Fuel Charge	450.12
	Present Read: 534683	Asset Securitization Charge	19.75
	Previous Read: 524504		
	Billed Usage: 10179		
	Billed kWh 10179.000		
		Regulatory Assessment Fee	1.52
		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
	Meter Number: 915370	Energy Charge	7.31
	Bill Period: Dec 02 - Jan 02	Fuel Charge	2.61
	Present Read: 1975	Asset Securitization Charge	0.11
	Previous Read: 1916	Minimum Bill Adjustment	2.05
	Billed Usage: 59		
	Billed kWh 59.000		
		Regulatory Assessment Fee	0.03
		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
	Meter Number: 5407312	Energy Charge	527.62
	Bill Period: Dec 02 - Jan 02	Fuel Charge	188.24
	Present Read: 373895	Asset Securitization Charge	8.26
	Previous Read: 369638		
	Billed Usage: 4257		
	Billed kWh 4257.000		
		Regulatory Assessment Fee	0.65
		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
	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
		Gross Receipts Tax	0.77
			\$0.80



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 Billed Usage: 2902 Billed kWh 2902.000	Asset Securitization Charge	5.63	
		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 Billed Usage: 54 Billed kWh 54.000	Asset Securitization Charge Minimum Bill Adjustment	0.10 2.90	
		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 9500L	Fuel Charge	21.19	
		Asset Securitization Charge	0.30	
		SV FLAGLER ACR 9500L	159.20	\$1.80
		SV FLAGLER ACR 9500L	28.70	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	116.70	
		Regulatory Assessment Fee	0.32	
		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

VISA  DISCOVER  BANK  VERBOD

[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 Pellam; 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.

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

Total balance

\$266.50

Auto Pay is scheduled

Feb 09



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

6790 0107 DY RP 15 01162026 YNNNNNNN 01 99829

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



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



Download the
MyFrontier[®] app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

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

**LONG LAKE RANCH**

Account Number:

813-406-4423-061521-5

PIN:

8336

Billing Date:

Jan 15, 2026

Billing Period:

Jan 15 - Feb 14, 2026

Page 3/4

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,

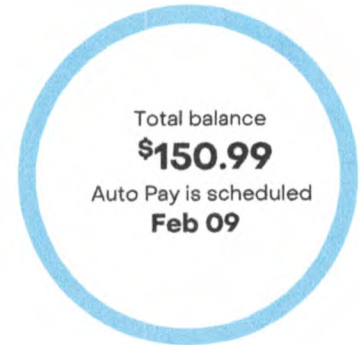
Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

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



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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

Billing Date:
Jan 15, 2026

PIN:
8323

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
11295

SALES REP
Tech: DC

ACCT#/LOT/BLK
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.	1	145.00	145.00

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.

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



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

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

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

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	Filling 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	XXXXXX4030
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	XXXXXXXXXXXX3902

Payment Details:

Account Type	Identifier	Filling 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

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

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

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

	Water
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

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 pascoeasypay.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:	1	\$400.00	\$400.00
			Scope of Work:			
			*Flush cut of (1) damaged tree.			
			*Includes all labor, hauling, and dumping fees.			
					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	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$104.50

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

AMOUNT DUE \$104.50

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE



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

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

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

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



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.
St. Paul, MN 55101
"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



www.coastalwasteinc.com

INVOICE

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

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD 1x Week				
01 - 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

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.

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

2. Stantec Summary Report

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

3. Ratification of the Interim Engineering Services Agreement

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

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

B. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log – 02.25.2026

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

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

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

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

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

C. Red Tree Landscape Maintenance

1. Consideration of Proposals for Approval

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

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

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

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

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

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

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

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

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

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

Ms. Thibault requested a revised proposal indicating 12 trees.

- Discussion of Detailed Water Usage Report

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

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

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

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

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

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

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

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

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

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

1. Field Maintenance Report

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

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

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

Mr. O'Reilly mentioned the rut on Sunlake, noting that he had spoken with someone who informed him that the rut 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

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

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

D. District Counsel – Kutak Rock

1. Final Invoices – Anchor Stone

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

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

V. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

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

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

The Board agreed that the tree stump needs to go.

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

The Board discussed the ceiling and the big white patches.

Supervisor Pellan mentioned creating a priority list for the signs needed. He also mentioned the e-bike signs, referencing an issue he noticed of adolescents using basketball courts to pop wheelies on their e-bikes. He expressed his frustration at the issue, noting that his own son was there, participating. The Board briefly discussed methods of keeping the kids with their e-bikes off the courts. Supervisor Pellan referenced an agreement with the HOA regarding the Easter Bunny event, noting that the HOA agreed if there was any damage they would see that it is fixed. Ms. Sandy advised the Board to make sure the insurance policy includes bounce houses. Supervisor Thomson questioned the Board's liability policy regarding the committee for the Easter events. The HOA has to supply the Board with an insurance policy for use 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 their insurance policy.

B. Presentation of Towing Agreement – Tow Life Towing

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

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

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

C. Consideration for Proposal

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

1. Option 1: Move Basketball Court to Park Field

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

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

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

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

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

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

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

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

VI. Financial & Administrative Matters

A. Consideration for Acceptance of January 2025 Unaudited Financial Statements

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

D. Presentation of Check Details for January 2026

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

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

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

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

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

F. Presentation of Approval Listing – 2026

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

VII. Staff Reports

A. District Manager

o LED Lighting Upgrade Estimate

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

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

o Survey Proposal-Specific Purpose Boundary Survey Tract B3- \$950

Chairwoman Clawson brought up her question about it being an aerial. Supervisor Pellan asked if the results of the survey are legally binding because it's being done from the air rather than the ground. Ms. Sandy suggested checking with Mr. Woodcock as she stated she does not know enough about the different 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; georgesmithllr@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



EXHIBIT 15

RETURN TO AGENDA

Towing Authorization Agreement

This Towing Authorization Agreement (this "Agreement") is entered as of March 25th 2026, between the **Long Lake Ranch Community Development District**, a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the "**District**") and **Beba & Nelson Tow Life Towing DBA Tow Life Towing** ("**Towing Operator**").

Background Information:

The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property (as defined herein) in violation of the District's *Recreational Facilities and Parking Rules & Regulations*, an excerpt of which is attached hereto as **Exhibit A ("Parking and Towing Policy")**. The District is the owner of certain common areas that are located within the boundaries of the District as shown in the map prepared by the District attached to the Parking and Towing Policy (the "**District Property**"). This Agreement does not authorize towing on any other property within the District. The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Pasco County regulations to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations. Towing Operator has provided a proposal for services attached hereto as **Exhibit B (the "Towing Operator Proposal")**.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Authorization to Tow.**
 - a. The District hereby authorizes the Towing Operator, only after complying with applicable laws and regulations, to remove any vehicles or vessels that are parked on District Property in violation of the District's Parking and Towing Policy.
 - b. The Towing Operator is authorized to patrol the community (roam towing) for violations of the District's Parking and Towing Policy.
 - c. Residents may contact the Towing Operator directly for any potential violations of the District's Parking and Towing Policy.
 - d. The Towing Operator shall photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing Operator for a minimum of six (6) months, or such longer period as may be required by law, and shall be produced upon request by the District or any law enforcement agency.
 - e. Upon towing/removal of a vehicle, such vehicle shall be stored by the Towing Operator within a ten (10) -mile radius of the point of the removal, and Towing Operator shall provide for public access to such storage facility as set forth in section 715.07, *Florida Statutes*.
3. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically sections 715.07 and 713.78, *Florida Statutes*, as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any of the Towing Operator's operations authorized under this Agreement.
4. **Signage.** The Towing Operator shall provide and install the signage required by applicable laws and

regulations.

5. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, *Florida Statutes*. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Pasco County.
6. **Manner of Performance and Care of Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents, and landowners from damage.
7. **Term.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
8. **Termination.** Either party may terminate this Agreement at any time, without cause, with fifteen (15) days' written notice to the other party.
9. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District and its stall, consultants, and supervisors as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Towing Operator will maintain Worker's Compensation insurance as required by law.
10. **Care of Property; Indemnification.** The Towing Operator shall use all due care to protect the property of the District and its residents and landowners from damage. The District shall not be held responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorney's fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the execution of this Agreement, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to, including, but not limited to, the negligence, sole or concurrent, of the District, its agents or employees.
11. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.
13. **Chapter 287 Requirements.** Towing Operator acknowledges that, notwithstanding any other law or regulation that applies to this Agreement, the following provisions of Florida law (“Public Contracting Laws”) apply to this Agreement:
- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

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

14. **Public Records.** As required under section 119.0701, *Florida Statutes*, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District. Towing Operator acknowledges that the designated public records custodian for the District is Patricia Thibault (“Public Records Custodian”).

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC

**RECORDS AT (407) 574-3250, PATRICIA@HAVENMGTSOL.COM, AND
255 PRIMERA BLVD., SUITE 160, LAKE MARY, FLORIDA 32746.**

15. **Governing Law and Venue.** This Agreement is governed under the laws of the State of Florida with venue in Pasco County, Florida.
16. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.
17. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
18. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
19. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Towing Operator as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
20. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
21. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

A. If to the District:

Long Lake Ranch Community Development District
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746
Attn: District Manager
Tel: (407) 574-3250
Email: Patricia@HavenmgtSol.com

With a copy to:

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

B. If to Contractor:

Tow Life Towing
19007 U.S. 41B
Lutz, Florida 33549

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

22. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.
24. **E-Verify.**
- a. The Towing Operator shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Towing Operator shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Towing Operator has knowingly violated section 448.09(1), *Florida Statutes*.
 - b. If the Towing Operator anticipates entering into agreements with a subcontractor for the services provided under this Agreement, Towing Operator will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Towing Operator shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.
 - c. In the event that the District has a good faith belief that a subcontractor has knowingly violated section 448.095, *Florida Statutes*, but the Towing Operator has otherwise complied with its obligations hereunder, the District shall promptly notify the Towing Operator. The Towing Operator agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Towing Operator or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
 - d. By entering into this Agreement, the Towing Operator represents that no public employer has terminated a contract with the Towing Operator under section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

25. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement will control over provisions in any exhibit.

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


Name: Mary Mercedes
Title: owner

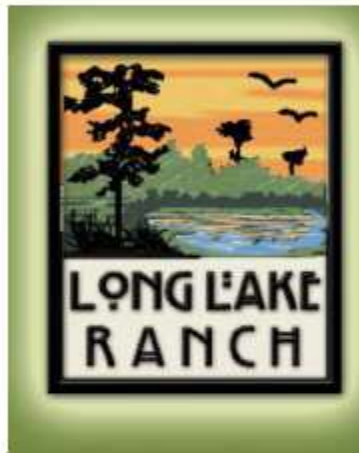
**Long Lake Ranch
Community Development District**

Name: _____
Chair of the Board of Supervisors

Exhibit A: Parking and Towing Policy
Exhibit A: Towing Operator Proposal

Exhibit A
Parking and Towing Policy

Long Lake Ranch Community
Development District



Recreational Facilities and
Parking
Rules & Regulations

Originally Adopted on October 2, 2014
Last Revised on
February 5, 2026

Parking

1. **Introduction:** The District finds that Vehicles and Vessels parked in violation of this Rule can cause hazards and danger to the health, safety and welfare of District residents and the public, including specifically Vehicle and Vessels parked on the District Roadway not designated as a parking space. This Rule authorizes parking in designated areas and the towing/removal of unauthorized Vehicles and Vessels parked on District property designated as Tow-Away Zones (as defined and identified below).
2. **County Roadways:** The majority of the roadways throughout the District are owned and maintained by the County. Please refer to Chapter 316, Florida Statutes, and Sections 70, 82 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of Vehicles or Vessels on County roadways. In the event Members or Guests are parking on County roadways in contravention of state law and/or local ordinances, the District Manager and/or District staff may contact the Pasco County Sheriff's Office to enforce such parking regulations.
3. **Designated Parking Areas:** Vehicles and Vessels may be parked on District property only as set forth below:
 - a. **DISTRICT ROADWAYS.**
 - i. Please refer to Chapter 316, Florida Statutes, and Sections 70, 82 and 106, Pasco County Code of Ordinances, for laws related to authorized and unauthorized parking of Vehicles or Vessels on District roadways. With respect to the District Roadways: (i) County regulations prohibit the obstruction of rights-of-way if such obstruction, among other things, interferes with the efficient delivery of emergency or law enforcement services; and (ii) except for the Townhome Guest Parking Spaces, the District Roadways are not designed or constructed to allow for on-street parking and do not meet the County's Land Development Code minimums width requirements to allow for on-street parking. Based on these findings, the District has determined Vehicle or Vessel on-street parking on District Roadways in contravention of state law and/or local ordinances. **Therefore, except as set forth herein regarding the Townhome Guest Parking Spaces, no parking on District Roadways is permitted at any time.**
 - b. **AMENITIES AREAS.** Vehicle parking is only permitted for Members, Guests, and District Staff, employees, and vendors/consultants in the parking lots of the amenity areas and during the hours set forth below.

ABSENT AN APPLICABLE EXCEPTION AS SET FORTH HEREIN, THERE IS NO PARKING IN THE AREAS IDENTIFIED BELOW EXCEPT WITHIN THE STATED HOURS:

AMENITY PARKING AREA	HOURS
Activity Center on Long Lake Ranch Boulevard (see Exhibit A-3)	7:00 AM to 11:00 PM
Foxtail Amenity Center on Lake Waters Place (see Exhibit A-1 and A-2)	7:00 AM to 11:00 PM

- c. **GUEST PARKING SPACES IN TOWNHOME NEIGHBORHOODS.** Vehicle parking in the Townhome Guest Parking Spaces¹ is ONLY permitted for (i) Guests and (ii) District Staff, employees, and vendors/consultants in relation to active projects or construction/maintenance-related activities. The District may, in its discretion, mark the Townhome Guest Parking Spaces with red-curbings. No other parking, including, but not limited to, parking of Member-owned Vehicles or Vessels, are permitted in these spaces at any time.

ABSENT AN OVERNIGHT PARKING PERMIT ISSUED AS SET FORTH HEREIN, THERE IS NO PARKING IN THE TOWNHOME GUEST PARKING SPACES EXCEPT WITHIN THE STATED HOURS:

PARKING AREA	HOURS
Townhome Guest Parking Spaces	7:00 AM to 11:00 PM

- d. **OVERNIGHT PARKING PERMIT.** Notwithstanding Sections 3.b. (Amenity Areas) & 3.c. (Guest Parking Spaces in Townhome Neighborhoods), Members may apply for an "**Overnight Parking Permit**" which will allow after-hours and/or overnight parking of Vehicles or Vessels in the (i) Townhome Guest Parking Spaces (Guests only); or (ii) Amenity Area Parking Lots (Members or Guests). All Overnight Parking Permits are issued in the sole and absolute discretion of the District Management and/or Amenity Management and as such, any decision of the District Management and/or Amenity Management to issue or deny the issuance of same shall be deemed final. Overnight Parking Permits may be issued for a maximum of fourteen (14) consecutive days. At the discretion of District Management and the Amenity Manager, the Amenity Manager is hereby authorized to develop additional policies and procedures in order to implement Overnight Parking Permit procedures.

¹ As provided in the Definitions section, Townhome Guest Parking Spaces are those certain common parking spaces in the Townhome Neighborhoods, as further identified in Exhibits A-1 and A-2 attached hereto.

- e. **OTHER DISTRICT COMMON AREAS.** Vehicle or Vessel parking in all other Common Areas (exclusive of District-owned parking areas) is **ONLY** permitted for District Staff, employees, and vendors/consultants in relation to active projects or construction/maintenance-related activities. No other parking is permitted in these areas at any time.

4. **Establishment of Tow-Away Zone.**

- a. **DISTRICT TOW-AWAY ZONES.** All District property, including the District Roadways and Common Areas, in which parking is prohibited as set forth in Section 3 herein, either entirely or during specific hours, or as otherwise identified in **Exhibit A** (inclusive of Exhibits A-1, A-2, & A-3) attached hereto, is hereby declared a "**Tow-Away Zone**". To the extent that parking on District property is only prohibited during specific hours, that portion of District property shall only be considered a Tow-Away Zone during the period of time in which such parking is prohibited.
- b. **DISTRICT ROADWAYS.** In the event that a Vehicle or Vessel is parked on District Roadways in contravention of state law and/or local ordinances, the District Manager or his/her designee may contact the Pasco County Sheriff's Office to enforce such parking regulations and/or utilize the Towing/Removal Procedures provided herein.

5. **Exceptions**

- a. **DISTRICT STAFF/EMPLOYEES.** District Staff and employees may park Vehicles or Vessels in Tow -Away Zones without charge in order to facilitate District business.
- b. **VENDORS/CONTRACTORS.** In order to facilitate District business, District Staff may authorize vendors/consultants in writing to park company Vehicles or Vessels in Tow-Away Zones without charge. All Vehicles so authorized must be identified by a vendor window pass or have company signage clearly visible.

6. **Towing/Removal Procedures.**

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board and shall be posted on District property in the manner set forth in section 715.07, Florida Statutes. Such signage is to be placed in conspicuous locations in the areas identified in Section 4 herein and shall identify the hours in which the area is designated as a Tow-Away Zone, if applicable, in accordance with section 715.07, Florida Statutes.

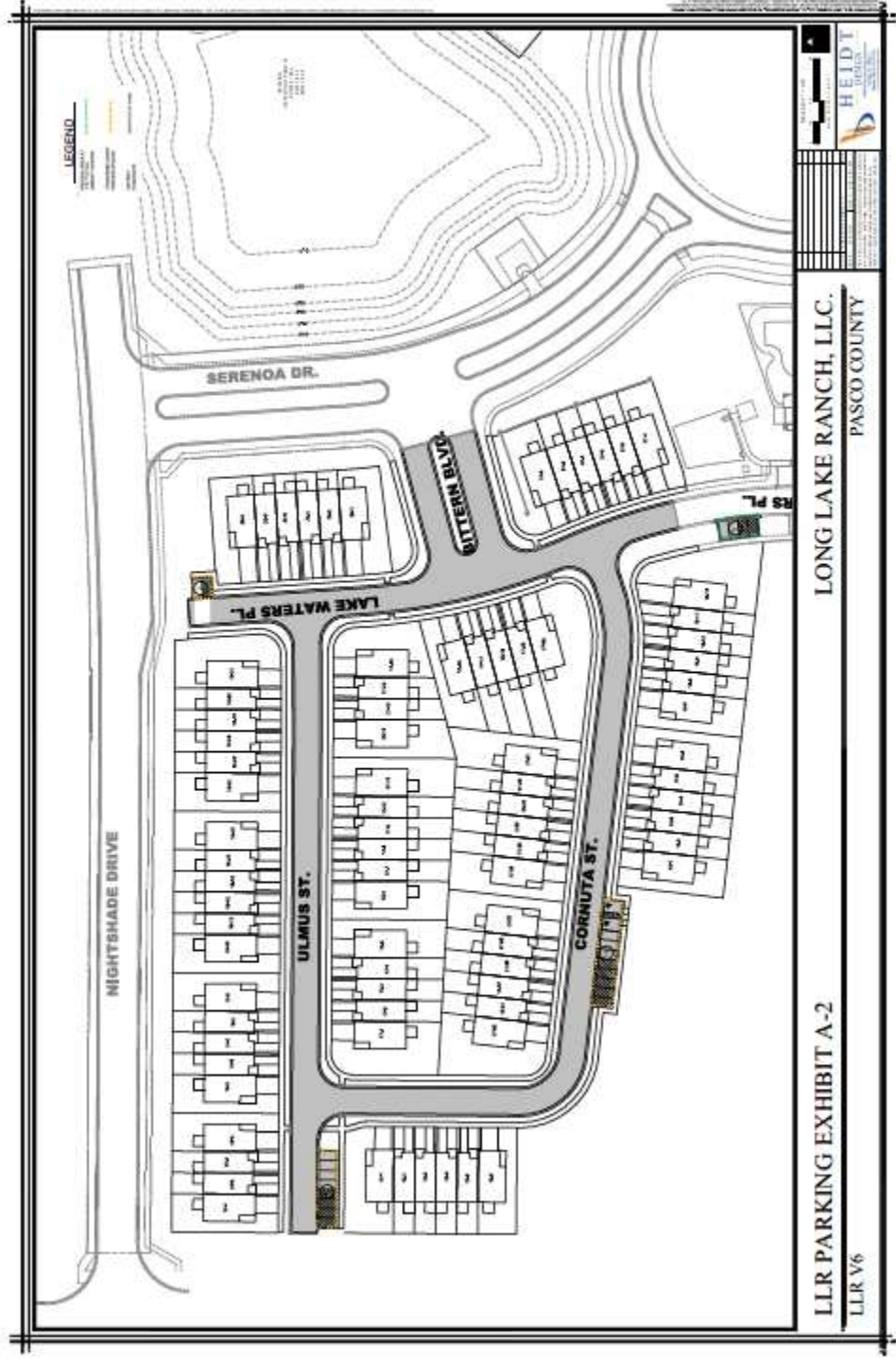
- b. **TOWING AND REMOVAL AUTHORITY.** To effect towing/removal of a Vehicle or Vessel, District Staff must verify that the subject Vehicle or Vessel was not authorized to park under this Rule during the period in question, and then must contact a firm authorized by Florida law to tow/remove Vehicles and/or Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes.
 - c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and Vessels from the District's Tow-Away Zones in accordance with Florida law and with the policies set forth herein.
 - d. **AMENITY MANAGER AUTHORIZED TO DEVELOP ADDITIONAL TOWING PROCEDURES.** At the discretion of District Management and the Amenity Manager, the Amenity Manager is hereby authorized to develop additional policies and procedures in order to implement the towing and parking Rules set forth herein, including but not limited to Vehicle and Vessel registration requirements, notification procedures, and enforcement procedures.
7. **Parking at Your Own Risk.** Vehicles or Vessels may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or Vehicles or Vessels parked on District property.

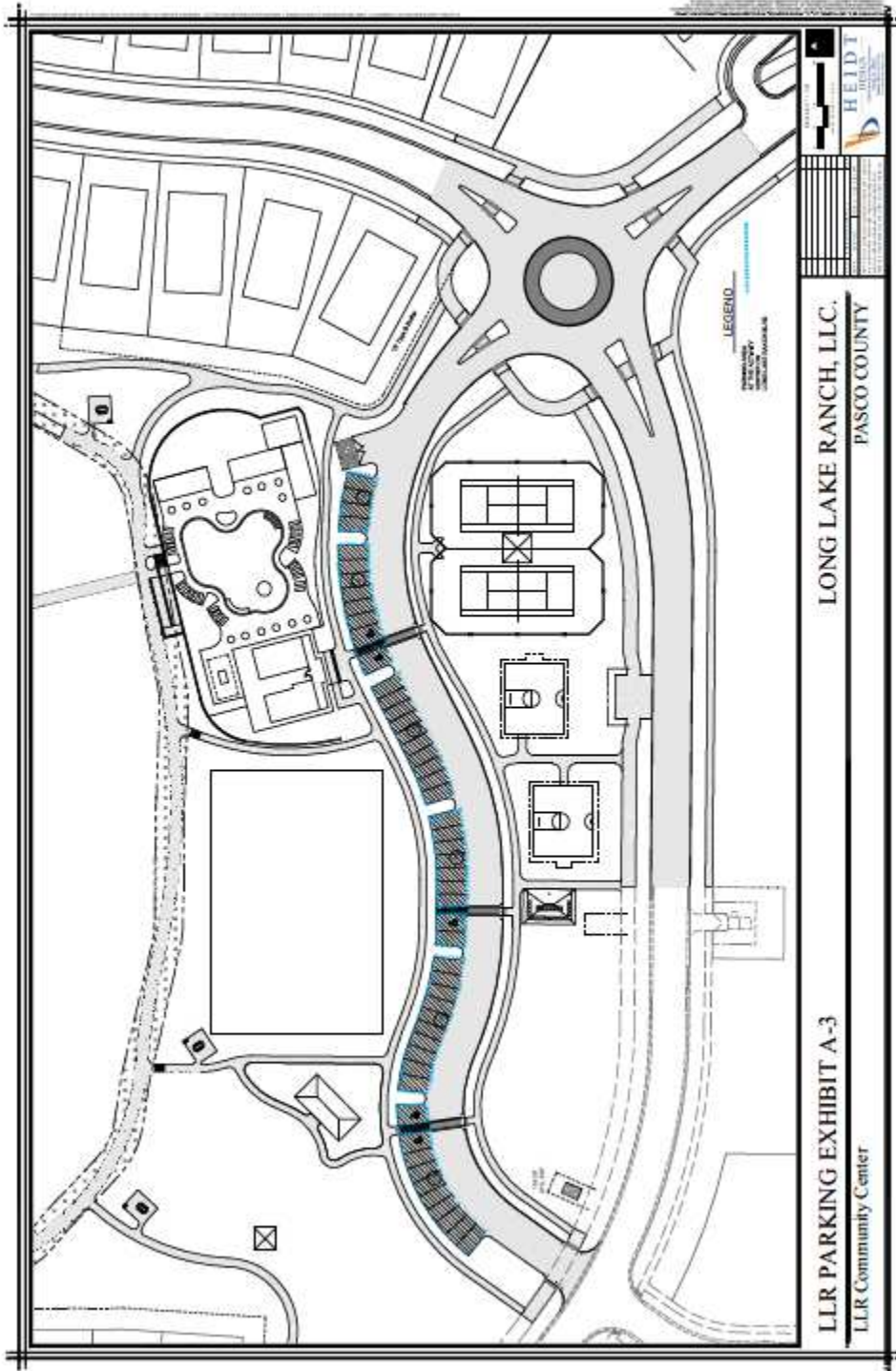
TOW-AWAY ZONE MAPS

As further identified on the following maps attached hereto (identified as Exhibits A-1, A-2, & A-3), the District's Tow-Away Zones include the following:

TOW AWAY ZONE	# of Parking Spots	Exhibit Page
Townhome Guest Parking Spaces	55	A-1, A-2
Parking Area at the Foxtail Amenity Center	13	A-1, A-2
Parking Area at the Activity Center on Long Lake Ranch Blvd	51	A-3
District Roadways		
<i>Floridian Way</i>	None NO STREET PARKING	A-1
<i>Milkweed Trace</i>		A-1
<i>Beauty Berry Court</i>		A-1
<i>Lake Waters Place</i>		A-1, A-2
<i>Bittern Blvd.</i>		A-2
<i>Ulmus Street</i>		A-2
<i>Comuta Street</i>		A-2
District Common Areas	None NO COMMON AREA PARKING	N/A ¹

¹ Note, while not identified in Exhibit A, the District's Common Areas, which are not designed and/or intended for Vehicle and/or Vessel traffic and/or parking of any kind, are designated Tow Away Zones.





LLR PARKING EXHIBIT A-3
LLR Community Center

LONG LAKE RANCH, LLC.
PASCO COUNTY



Exhibit B
Towing Operator Proposal



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

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

This agreement is entered on (Date) _____

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

And _____

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

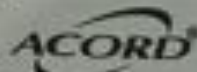
The binding agreement gives TOW LIFE TOWING the authority to enter upon said property and remove any vehicles which are deemed unauthorized, abandoned, illegally parked, or inoperable per the terms of this agreement and as shown on the attached addendum below.

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

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

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

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



Policy Number: 0110FL00058519-0

Date Entered: 05/13/2025

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/13/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kantar Insurance Agency L.L.C. 4801 Park Blvd. Pinellas Park, FL 33781	CONTACT NAME: PHONE: (727) 546-0300 FAX: (727) 546-0304 EMAIL: hlnfr@att.net ADDRESS:														
INSURED: BEBA & NELSON TOW LIFE LLC DBA TOW LIFE TOWING 15050 SWITCH BACK ROAD BROOKSVILLE, FL 34609	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: GRANADA COMMERCIAL INSURANCE</td> <td>16870</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: GRANADA COMMERCIAL INSURANCE	16870	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTS	TYPE OF INSURANCE	ACORD SUBR REQ. NO.	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIM-MADE ☐ OCCUR GENL. AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:					EACH OCCURRENCE DAMAGE TO RENTED PREMISES (EA OCCURRENCE) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG. \$ \$ \$ \$ \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ NON-SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY ☐ AUTO ONLY		0110FL00058519-0	03/19/2025	03/19/2026	COMBINED SINGLE LIMIT (EA ACCIDENT) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) P.I.P. \$ 300,000 \$ \$ \$
	UMBRELLA LMB ☐ EXCESS LMB ☐ DED ☐ RETENTION \$					EACH OCCURRENCE AGGREGATE \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A				PER STATUTE OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT \$ \$ \$
A	COMP AND COLLISION		0110FL00058519-0	03/19/2025	03/19/2026	DED. \$1,000 \$140,000
A	ON HOOK		0110FL00058519-0	03/19/2025	03/19/2026	DED. \$1,000 \$100,00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

TOWING COMPANY

2024 RAM 850 3CYRSELING240108

COMPANY LISTED BELOW IS ACORD ON THE POLICY AS LOSS PAYER ON THE LIMITS UNIT ON THE POLICY FOR THE EXTENDED AMOUNT

CERTIFICATE HOLDER DEPARTMENT OF SAFETY AND MOTOR VEHICLES 2800 APALACHE PARKWAY NEIL KIRKMAN BUILDING 3RD FLOOR 210 TALLAHASSEE, FLORIDA 32309	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE RIAD KANTAR
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