

**District:** Long Lake Ranch Community Development District  
**Date of Meeting:** Thursday, April 02, 2026  
**Time:** 6:00 P.M.  
**Location:** Long Lake Ranch Amenity Center,  
19037 Long Lake Ranch Blvd., Lutz, FL 33558

[Zoom Link](#)  
**Phone: 1-305-224-1968**  
**Meeting ID: 939 4671 5244**  
**Passcode: 751858**

### *AGENDA*

*Per Resolution 2013-35: Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting.  
For the full agenda packet, please contact: [Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)*

- I. Call to Order/ Roll Call**
- II. Audience Comments – Agenda Items** *(limited to 3 minutes per individual)*
- III. Supervisor Comments**
- IV. Professional Vendor Presentations**
  - A. **Discussion - MBS Refunding Status** [EXHIBIT 1](#)
  - B. **District Engineer – Stantec**
  - C. **GHS Environmental Aquatic Maintenance**
    - 1. Aquatic Maintenance Log – 3.25.2026 [EXHIBIT 2](#)
    - 2. Pond Analysis on Big Lake [EXHIBIT 3](#)
  - D. **Red Tree Landscape**
    - 1. Landscape Maintenance Report – March 2026 [EXHIBIT 4](#)
    - 2. Irrigation Report – March 2026 [EXHIBIT 5](#)
    - 3. Ratification Long Lake Ranch CDD - Revised Tree Removal and Stump Grind [EXHIBIT 6](#)
    - 4. Field Maintenance Report – Follow-ups from Previous Reports [EXHIBIT 7](#)
  - E. **District Counsel**

## V. Amenity General Manager & Field Manager

- A. Presentation for Discussion – Amenity & Field Status Report [EXHIBIT 8](#)
- B. Consideration for Approval:
  - 1. Basketball Resurfacing Proposal – Court Project - \$21, 446 [EXHIBIT 9](#)
- C. Discussion on Manda’s Minnows Inquiries [EXHIBIT 10](#)

## VI. Financial & Administrative Matters

- A. Consideration for Acceptance of February, 2026 Unaudited Financial Statements [EXHIBIT 11](#)
- B. Presentation of Check Details – 02.28.2026 [EXHIBIT 12](#)
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 5, 2026 [EXHIBIT 13](#)
- D. Presentation of Approval Listing – FY 2026 [EXHIBIT 14](#)

## VII. Staff Reports

- A. District Manager
  - 1. Request to Replace Trees Behind Piazza’s Home [EXHIBIT 15](#)
  - 2. Consideration of Proposal from W.C. Sherrill and Company [EXHIBIT 16](#)  
*(to be distributed)*

## VIII. Other Introduced Items

- A. Final Consideration and Approval of Towing Contract [EXHIBIT 17](#)
  - ❖ Discussion on Who can Contact the Tow Company
  - ❖ Discussion of Listing of Instructions to Tow Company as to Hors and Violations
- B. Ratification of Blue Water Aquatics Proposal – Fountain Repair - \$950 [EXHIBIT 18](#)
- C. Consideration of Proposal from Cooper Pools for Surface Repairs *(to be distributed)* [EXHIBIT 19](#)

## 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*

## II. Adjournment

**EXHIBIT 1**  
**RETURN TO AGENDA**



## NON-BINDING PROPOSAL

April 1, 2026

Long Lake Ranch CDD  
MBS Capital Markets, LLC  
1902 S MacDill Avenue  
Tampa, FL 33629

SouthState Bank (the "Bank") is pleased to have the opportunity to consider your loan request on behalf of Long Lake Ranch Community Development District.

<b>Borrower:</b>	Long Lake Ranch Community Development District (the "District")
<b>Purpose:</b>	To refund the District's existing "Series 2014 Bonds" and pay the cost of issuance.
<b>Amount and Type:</b>	Not to exceed \$3,555,000.00. The loan will be a tax-exempt bank qualified obligation (the "Note"). It is anticipated to close by May 11, 2026.
<b>Collateral:</b>	Payable from and secured solely by the Series 2026 Pledged Revenues. The Series 2026 Pledged Revenues are the revenues derived by the District from the Series 2014 Assessments imposed and levied on the corresponding residential units.
<b>Maturity Date:</b>	5/1/2044
<b>Interest Rate:</b>	The interest rate shall be a tax-exempt fixed rate of <b>4.50%</b> for the term of the loan, provided the loan is closed by May 11, 2026 (calculated on the basis of a 30-day month and 360-day year).
<b>Banking Relationship:</b>	Maintain so long as the Loan is outstanding, all its existing traditional banking services, including checking and savings accounts with the Bank.
<b>Repayment Terms:</b>	Payable annually on May 1, beginning May 1, 2027. Interest payable semi-annually on each May 1 and November 1, beginning November 1, 2026, through corresponding maturity. Final payment schedule subject to the Bank's satisfactory review prior to closing.
<b>Prepayment Penalty:</b>	<p>There will be a 5-year no-call period; thereafter, the loan will be prepayable at par. The only permissible exception would be pre-payments as a result of pre-paid assessments.</p> <p>Upon any optional partial redemption (other than mandatory sinking fund redemptions), the District shall cause to be recalculated and delivered to the Trustee and the Bank a revised mandatory sinking fund schedule recalculated so as to re-amortize the remaining sinking fund installments after giving effect to such redemption in substantially equal annual installments of principal and interest over the remaining term of the loan.</p>
<b>Late Fees:</b>	Bank may, at its option collect from the Borrower a late charge of five percent (5.00%) of any payment not received by Bank within ten (10) days after the payment is due.
<b>Event of Default:</b>	Upon an event of default, the Bank may recover from the Borrower all expenses incurred including without limitation reasonable attorney's fees, at all levels of the proceedings, whether incurred in connection with collection, bankruptcy, proceedings, trial, appeal or otherwise.
<b>Default Rate:</b>	3% above the Note rate.

<b>Bank Fees:</b>	Bank fees including its Counsel review shall not exceed \$15,000. The Bank's Counsel will be Michael Wiener at Holland & Knight LLP.
<b>Warranties:</b>	The Bank warrants to the District that it will comply with all applicable federal, state, and local laws, regulations, and orders in providing the services under the proposed documents.
<b>Covenants:</b>	<ol style="list-style-type: none"> <li>1.) Audited Annual Financials within 270 days of fiscal year end and the District Budget no later than 30 days prior to the beginning of each fiscal year of shall be provided to the Bank by the Borrower.</li> <li>2.) Borrower shall provide such other financial information from time to time as is reasonably requested by the Bank.</li> <li>3.) Borrower will comply with the terms of the Assessment Proceedings and will covenant to levy assessments sufficient to pay debt service on the Note, subject to the limitation of maximum assessment levels in the assessment proceedings. The assessments will be collected pursuant to the uniform method of collection.</li> <li>4.) Borrower will do all things required to be eligible to receive each of the sources of Pledged Revenues and will diligently enforce its right to receive the Pledged Revenue and to remain as a community development district.</li> <li>5.) The District agrees to take such actions as may be required to maintain the status of the loan as a tax-exempt obligation. In the event the loan is not considered Tax Exempt as a result of any action or inaction of the District, the Bank reserves the right to increase the interest rate to the taxable rate equivalent (together with retroactive interest, penalties and other fees and costs associated therewith).</li> </ol>
<b>Conditions:</b>	<ol style="list-style-type: none"> <li>1.) Formal approval and authorization from the District.</li> <li>2.) Loan documents to be satisfactorily reviewed and approved by Bank's Counsel.</li> </ol>
<b>Municipal Advisor Disclosure:</b>	The terms of the Loan described herein have been prepared by the Bank solely for information purposes. The Bank is not recommending an action or providing any advice to the Borrower. The Bank is not acting as a municipal advisor or financial advisor. The Bank is not serving in a fiduciary capacity pursuant to Section 15B of the Securities Exchange Act of 1934 with respect to the information and material contained in this communication. The Bank is acting in their own interest. The Borrower is expected to seek the advice of their municipal advisor (IRMA) and any other professional advisors which they deem appropriate for the credit facility described herein, especially with respect to any legal, regulatory, tax or account treatment.
<b>Premise of Lending:</b>	For the purposes of this bid, the Bank is making a commercial loan to the Borrower. Several conditions exist and are relied upon to determine that this is a commercial loan. Among other conditions, (i) no official statement or other offering materials have been furnished other than this RFP, (ii) the Bank is both knowledgeable and experienced in these financial and business matters and is capable of evaluating the merits and risks of making a commercial loan to be evidenced by the Loan and is financially able to bear the economic risk of holding the Loan, (iii) no CUSIP number will be obtained for the Loan, and (iv) the Bank intends to extend the Loan solely for its own account with no intent to distribute or resell the Loan or any portion thereof.

**This Non-Binding Proposal is solely and exclusively intended to serve as a summary of potential credit facility terms and conditions as a basis for preliminary discussion purposes only and to demonstrate SouthState Bank's interest in reviewing your loan request and, subject to SouthState Bank's underwriting requirements, and submission of your request for approval. This proposal may not include all of the terms and provisions that may be contained in any binding commitment letter which may later be offered to you. No oral communications between the parties shall be deemed to supersede this Non-Binding Proposal or indicate any commitment to extend credit in any form.**

**We appreciate this opportunity to submit our proposal to Long Lake Ranch Community Development District for consideration. If you have any questions, please do not hesitate to call, or email us at the contact information below.**

Sincerely,



04/01/2026

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Noel M. Daluise / Senior Vice President  
Government Banking  
954-682-8781  
[Noel.Daluise@SouthStateBank.com](mailto:Noel.Daluise@SouthStateBank.com)

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Date

**Acceptance:**

**By accepting this Non-Binding Proposal, you acknowledge and agree to the terms hereof, including without limitation the non-binding nature of this Proposal.**

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Long Lake Ranch  
Community Development District  
Authorized Signor

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Date

Print Name:

March 30, 2026

Long Lake Ranch Community Development District  
c/o MBS Capital Markets  
Attn: Kendall Hahn  
1902 S MacDill Ave  
Tampa, FL 33629

Re: Term Sheet Proposal

Dear Kendall,

We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Long Lake Ranch Community Development District. The credit facility will be based substantially on the proposed summary of terms and conditions set forth in the attached Annex I; together with this cover letter, the "Proposal Letter".

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter were provided below and return no later than April 6, 2026 .

Should you have any questions regarding the Proposal Letter, please feel free to call me (941) 920-4716.

Sincerely,



Andres F. Rincon, SVP  
1950 Ringling Boulevard  
Sarasota, FL 34236  
(941) 920-4716  
Andres.rincon@seacoastbank.com

## ANNEX I

BORROWER	Long Lake Ranch Community Development District
LOAN AMOUNT	Not to exceed \$3,555,000.
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	Refund its outstanding Capital Improvement Revenue Bonds, Series 2014 Bonds
MATURITY	May 1, 2044
INDICATIVE RATES	Fixed rate of 4.50% with a Tax Equivalent Yield of 5.50%. Rate good through the proposed closing of May 11, 2026.
LOAN FEES	50 Bps of final Loan Amount
REPAYMENT	Annual principal payments with semi-annual interest payments.
PREPAYMENT PENALTY	The proposed Loan will be non-callable for the first 5 years from closing. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 378 residential land owners within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	As a material condition to the Loan, for so long as any Obligations remain outstanding, Borrower shall maintain its entire banking relationship exclusively with Seacoast Bank, including, without limitation, all operating accounts, reserve accounts, depository accounts, and all treasury management, lockbox, and related banking services. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of Seacoast Bank.
MADS RESERVE ACCOUNT	Non-Required
COSTS	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.

## AND CONDITIONS

Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is regular and proper to include an opinion as to tax exemption and enforceability.

Receipt and satisfactory review of the Master Trust Indenture for the proposed funding.

Receipt and satisfactory review of the Series 2026 Bonds Report utilizing the agreed upon terms (loan amount, interest rate, payment schedule, etc.)

## FINANCIAL REPORTING

On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower.

On an annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower.

Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Seacoast National Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

## TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.

This indicative Term Sheet is for discussion and illustrative purposes only and does not represent a commitment by Seacoast National Bank to provide an extension of credit.

I have reviewed and hereby accept the proposed terms and conditions stated in this letter.

THIS TERM SHEET IS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION FOR THE FACILITIES CONTEMPLATED HEREIN.

Accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Long Lake Ranch Community Development District

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**EXHIBIT 2**

**RETURN TO AGENDA**



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

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

**Actions Required At Time of Inspection**

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

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

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/6/2026																											Field check.
1/7/2026	M, W																							M, W	M, W		Worked on removing woody vegetation growing inside the littoral zones. Removed woody vegetation growing along the Big Lake boardwalk. Check in with B. York.
1/13/2026																	M, W	M, W	G					M, W			Worked on removing woody vegetation growing inside the littoral zones.
1/23/2026																											Field check.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
2/4/2026																											Field check.
2/12/2026																											Field check.
2/25/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
3/12/2026																											
3/24/2026	A, MF																										Applied courtesy midge fly treatment in SE portion of Big Lake per complaint. Note: GHS not under contract for midge fly treatment since lakes were stocked with gambusia in past to combat midge flies.
3/25/2026	T	T	T	T	T	T	T	T	T	T		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 3**

**RETURN TO AGENDA**

## Patricia Thibault

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**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](mailto:chuck@ghsenvironmental.com) | [www.ghsenvironmental.com](http://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

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

Will do. Have a great evening!

**Chuck Burnite**

Senior Environmental Scientist

**GHS Environmental**

PO Box 55802 St. Petersburg, FL 33732-5802

Phone: 727-432-2820

[chuck@ghsenvironmental.com](mailto:chuck@ghsenvironmental.com) | [www.ghsenvironmental.com](http://www.ghsenvironmental.com)

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**From:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>  
**Sent:** Monday, March 23, 2026 2:44 PM  
**To:** Chuck Burnite <[chuck@ghsenvironmental.com](mailto: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

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

Patricia and others,

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

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

Thank you.  
Bill Pellan

**EXHIBIT 4**

**RETURN TO AGENDA**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**LONG LAKE RANCH CDD**  
**LANDSCAPE MAINTENANCE REPORT**  
**MARCH 2026**

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

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

**Grounds Maintenance**

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

**Irrigation**

- New electrical system for clubhouse is pending arrival.

**Proposals**

- No proposals have been submitted at this time.

**Work Orders / Service requests**

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

**EXHIBIT 5**

**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										



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# 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 6**

**RETURN TO AGENDA**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**BASKETBALL COURT**

**REVISED TREE REMOVAL AND STUMP  
GRINDING PROPOSAL**

FOR

**LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

February 23, 2026

**Scope of Work:**

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

**Work includes:**

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



**PRICE: \$4,125.00**

Heidi Clawson

2026.03.18 21:02:59 -0400  
Authorized Signature to Proceed

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date of Authorization

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

**EXHIBIT 7**

**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	
<b>Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower</b>	<b>90%</b>	<b>100</b>	

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	
<b>Total Points Other Landscape Items - Failure is at 90%: 45 or lower</b>	<b>43%</b>	<b>50</b>	

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

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 fonds never  
trimmed

03/25/2026

LLR

Clubhouse

spanish mose in bush







03/25/2036

LLR

Clubhouse

palm fonds never

trimmed



03/25/2026

LLR

Clubhouse

parking lot finger-mulch

over 12 inches in height

this is not a root ball





03/25/2026

LLR

Clubhouse

retaining wall and stairs  
weeds growing need to  
be sprayed



03/25/2026

LLR

Clubhouse

retaining wall weeds need  
to be sprayed



03/25/2026

LLR

Clubhouse

palm fronds never

trimmed



03/25/2026

LLR

Clubhouse

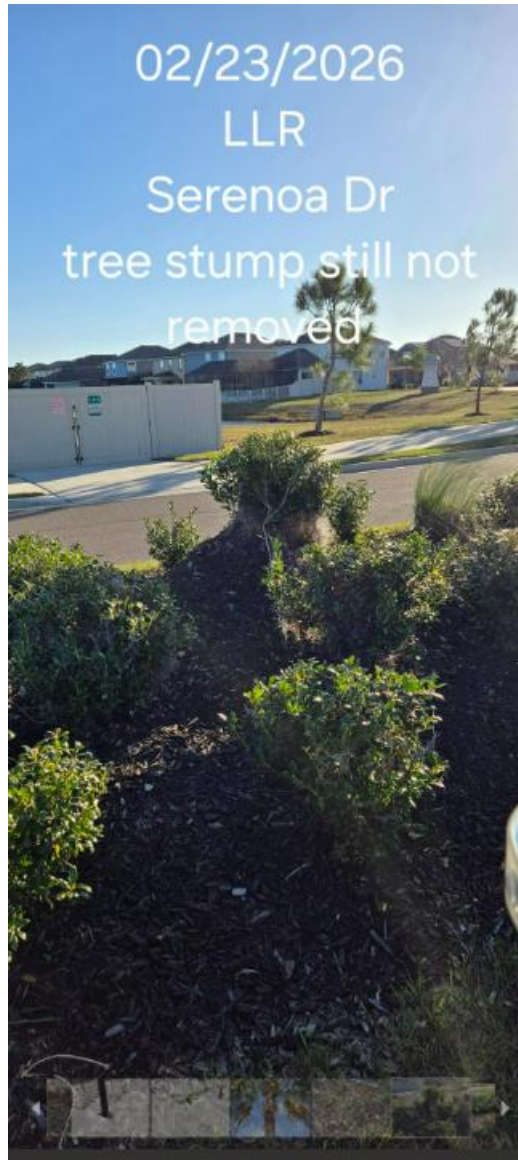
dead bushes

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 8**

**RETURN TO AGENDA**

DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
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.
1				
1.5.26	French Drain Proposal	Stantec	04.09.2026	Need proposal for French Drain. New DE will be assessing
2				
2.5.26	Weeds around Monuments	Red Tree Landscape	COMPLETED	Weeds need to be cut back RT: Completed
3				
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.
4				
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
5				
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
6				

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

14	1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara checking on this
15	2.5.26	Verizon	Finance & Accounting	Completed	Since Frontier has been acquired, need to go online and ink the accounts. F&A will confirm when completed - completed with Verizon.
16	12.4.2025	HCA Communication	Field Manager	04.05.2026	Communicate with HCA regarding signage Joe reached out to Mr Bailey and he advised he was ill and would callback . HCA installed the sign . The District removed. Sent multiple emails and HCA has not commented on whether they are advancing after the removal
17		Street Light conversion	District Manager	04.05.2026	Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6 - 9 months out. Followed up via email for an estimates timeline deliverable - no response. Estimates will be on the agenda for March. Sent email in regards to the amounts that may be charged on 02/26/26 . Awaiting timeline from Duje
18	02.05.2026	Mandas Minnows	District Manager	04.02.2026	Sent Contract to Mandas and followed up on 02.18 %02.23. mandas contract sent to Chair. Awaiting final signature from Chair / Contract executed . Manda will be attending meeting to request additional information on signage postings
19	02.05.2026	Fence Survey	District Manager	05.04.2026	Survey Proposal approved. Surveyor encountered issues at the site with the resident. It was determined the scope provided from DE was in error . New proposal for site has been advanced. Chair has requested followup form DC on 02.23.2026. New proposal in the agenda for \$950 . Proposal executed and survey should be completed within 3 weeks
20	1.5.26	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
21	12.4.2025	Peter Chow/ Candyman deposits	District Manager	Ongoing	Check with them on making deposits

22	01.05.2026	Tow contract	District Manager	04.02.2026	Need to get a tow contract and iron out the law enforcement vehicles. One proposal obtained from Beba & Nelson Tow Life Towing DBA Tow Life Towing. Looking for another for agenda in March. 03.25. 2026 The deputies have been writing parking tickets in Foxtail. The amenity center staff was not involved in that. Awaiting final execution
23	2.5.26	Middle Fountain Repair	Blue Water Aquatics	3.5.26	Middle fountain is still not working and lights are not working. Second pump is still not there, need to know when we can get this done. The repairs are in motion 02.19.2026
24	03.15.2025	Insurance & Car Hit on Sunlake	Amenity Manager	12.04.2025	A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding.
25	03.05.2026	Mulch Depth	Amenity Manager	04.05.2026	Burkett and I talked about the mulch depth. Redtree's conclusion is that the original contractor overfilled the finger boxes when planting the trees, which resulted in quick mulch accumulation. Redtree does not remove mulch material unless contracted to do so. Redtree was asked for an estimate to lower the mulch/soil height from the parking lot fingers. I have sent pics of the accumulated mulch in the hedge rows. They have accumulation as well.
26	03.05.2026	Foxtail Drainage	Amenity Manager	04.05.2026	Steve and I are repairing drainage at Foxtail. The drain strip has serious high spots at the joints, creating real "toe getters." I am attaching corrugated pipe to the ends of the drains, and tunneling it through the mulch levy.
27	03.05.2026	Painting	Amenity Manager	04.05.2026	Chairwoman Clawson requested that painting the mail pieces in Primrose and Foxtail, if they need it, and painting the parking lot lines be added to the task list.

28	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026	We just received a new pressure washer line jet attachment from Amazon. I will jet any drains I can find around the main pool because I believe that the deck drainage is causing the deluge of stormwater that cascades down the handicap ramp, resulting in the washout under the sidewalk between the ramp and the fishing dock. The engineer is aware of this. Prioritizing this over the sidewalk drain would be justified due to the cracking we are experiencing at the top, middle, and bottom of the ramp/stair area.
29	3.5.26	Main Pool Repair	Amenity Manager	04.05.2026	Getting quotes for the main pool bottom repair from Pool Doctor 3/25/2026 and Cooper Pools.
30	2.5.26	Police report for median tree	Amenity Manager	3.5.26	Bill to check if we can get since we are a government entity. Bill still does not have the information to file for a request
31	2.5.26	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no motorized vehicles, no fishing signs. Board requested an updated list of no keep, leep and new additions. Bill is working in 02.19- Bill is compiling list
32	2.5.26	QR Code for Residents	Amenity Manager	3.5.26	Bill to set up QR code for residents to access CDD emails. The HOA is posting on social media . We have 29 responses so far. Ongoing
33	1.5.26	Basketball court resurface	Amenity Manager	2.5.26	Get some asphalt proposals to have this done and then have it painted and striped afterwards. Need to get with Red Tree to see if root barriers can be installed before the court resurface Proposals included on the agenda with options. 03/25/2026 Bill sent new basketball resurfacing quotes. The tagged trees are still there.
34	02.05.2026	Bay Pavers	<b>ACOMPLETED</b>	<b>COMPLETED</b>	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	<b>ACOMPLETED</b>	<b>COMPLETED</b>	Proposal was approved at the November meeting - waiting on project completion
36	10.02.2025	Pool Resurface - Foxtail	<b>ACOMPLETED</b>	<b>COMPLETED</b>	The Board motioned at the November meeting to go with Cooper Pools - - awaiting timeline to completion

**EXHIBIT 9**

**RETURN TO AGENDA**

# Court Project

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## PROPOSAL

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TO: <b>Bill York</b>	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.

<b>Subtotal:</b>	<b>\$21,446.00</b>
*0% Tax:	\$0.00
<b>TOTAL:</b>	<b>\$21,446.00</b>

**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: Hunter Henson 3/20/2026  
Court Project LLC Date

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

Client: Long Lake Ranch CDD           
Date

**EXHIBIT 10**

**RETURN TO AGENDA**

**FW: Manda's Minnows LLR 26.pdf**

---

**From** Patricia Thibault <Patricia@havenmgtzol.com>  
**Date** Thu 3/19/2026 8:59 AM  
**To** Haven Mgt <Havenadmin@havenmgtzol.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@havenmgtzol.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@havenmgtzol.com](mailto:Patricia@havenmgtzol.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](mailto:mandasminnowsswim@yahoo.com)>

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

**To:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>

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

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

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

Have a great day!  
Amanda

Sent from my iPhone

On Mar 15, 2026, at 12:22 PM, Patricia Thibault  
<[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)> wrote:

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

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

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

---

**From:** Manda's Minnows <[mandasminnowsswim@yahoo.com](mailto:mandasminnowsswim@yahoo.com)>

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

**To:** Patricia Thibault <[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)>

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

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

Sent from my iPhone

On Mar 12, 2026, at 8:38 AM, Patricia Thibault  
<[Patricia@havenmgtzol.com](mailto:Patricia@havenmgtzol.com)> wrote:

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

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

---

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

Thank  
You very much, we are excited!

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

I have a few questions:)

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

Thanks for your help!  
Amanda

Sent from my iPhone

On Mar 11, 2026, at 5:57 PM, Patricia Thibault  
<[Patricia@havenmgt.com](mailto:Patricia@havenmgt.com)> wrote:

Please see the executed contract !

*Patricia Thibault*  
District Manager

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

## Patricia Thibault

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**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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I have a few questions:)

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Thanks for your help!  
Amanda

Sent from my iPhone

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

Please see the executed contract !

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

**EXHIBIT 11**

**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**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service 2014 Fund</b>	<b>Debt Service 2015 Fund</b>	<b>Debt Service 2016 Fund</b>	<b>Total</b>
<b>1 Assets:</b>						
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 <b>TOTAL ASSETS</b>	<b>3,564,006</b>	<b>1,283,784</b>	<b>812,885</b>	<b>450,042</b>	<b>351,003</b>	<b>6,461,720</b>
<b>18 Liabilities:</b>						
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 <b>TOTAL LIABILITIES</b>	<b>892,764</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>892,764</b>
<b>24 Fund Balance</b>						
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 <b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 3,564,006</b>	<b>\$ 1,283,784</b>	<b>\$ 812,885</b>	<b>\$ 450,042</b>	<b>\$ 351,003</b>	<b>\$ 6,461,720</b>

**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**

	<b>FY2026</b>	<b>FY2026</b>	<b>FY2026</b>	<b>FY2026</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2026</b>	<b>Variance</b>	<b>% Actual</b>
	<b>Month of</b>	<b>Month of</b>	<b>Month of</b>	<b>Month of</b>	<b>Month of</b>	<b>Total Actual</b>	<b>Approved</b>	<b>Over/(Under)</b>	<b>YTD/</b>
	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>Year to Date</b>	<b>Budget</b>	<b>Budget</b>	<b>FY Budget</b>
<b>1 Revenues:</b>									
<b>2 Assessments Levied</b>									
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%
<b>7 Additional Revenue</b>									
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%
<b>16 TOTAL REVENUE</b>	<b>9,094</b>	<b>170,004</b>	<b>1,178,632</b>	<b>47,606</b>	<b>20,526</b>	<b>1,425,863</b>	<b>1,635,232</b>	<b>(209,369)</b>	<b>87%</b>
<b>17 Expenditures:</b>									
<b>18 Administrative</b>									
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%
<b>38 TOTAL ADMINISTRATIVE</b>	<b>8,443</b>	<b>11,551</b>	<b>12,355</b>	<b>8,552</b>	<b>12,420</b>	<b>53,320</b>	<b>131,829</b>	<b>(78,509)</b>	<b>40%</b>
<b>39 Insurance</b>									
40 Public Officials, General Liability & Property Insurance	32,118	-	-	-	-	32,118	34,313	(2,195)	94%
<b>41 TOTAL INSURANCE</b>	<b>32,118</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,118</b>	<b>34,313</b>	<b>(2,195)</b>	<b>94%</b>
<b>42 Utilities</b>									
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%
<b>48 TOTAL UTILITIES</b>	<b>178</b>	<b>14,191</b>	<b>16,721</b>	<b>16,430</b>	<b>1,262</b>	<b>48,781</b>	<b>200,070</b>	<b>(151,289)</b>	<b>24%</b>
<b>49 Security</b>									
50 Security Repairs & Maintenance	-	-	-	-	145	145	7,500	(7,355)	2%
<b>51 TOTAL SECURITY</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>145</b>	<b>145</b>	<b>7,500</b>	<b>(7,355)</b>	<b>2%</b>

**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**

	<b>FY2026</b>	<b>FY2026</b>	<b>FY2026</b>	<b>FY2026</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2026</b>	<b>Variance</b>	<b>% Actual</b>
	<b>Month of</b>	<b>Month of</b>	<b>Month of</b>	<b>Month of</b>	<b>Month of</b>	<b>Total Actual</b>	<b>Approved</b>	<b>Over/(Under)</b>	<b>YTD/</b>
	<b>October</b>	<b>November</b>	<b>December</b>	<b>January</b>	<b>February</b>	<b>Year to Date</b>	<b>Budget</b>	<b>Budget</b>	<b>FY Budget</b>
<b>52 Community Maintenance</b>									
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%
<b>72 TOTAL PHYSICAL ENVIRONMENT</b>	<b>32,177</b>	<b>19,688</b>	<b>80,932</b>	<b>38,935</b>	<b>15,052</b>	<b>186,784</b>	<b>595,673</b>	<b>(408,889)</b>	<b>31%</b>
<b>73 Road &amp; Street Facilities</b>									
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%
<b>77 TOTAL ROAD &amp; STREET FACILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,500</b>	<b>(23,500)</b>	<b>0%</b>
<b>78 Amenity Maintenance</b>									
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%
<b>95 TOTAL PARKS &amp; RECREATION</b>	<b>10,797</b>	<b>15,164</b>	<b>24,760</b>	<b>18,825</b>	<b>25,518</b>	<b>95,064</b>	<b>242,346</b>	<b>(147,282)</b>	<b>39%</b>
<b>96 Project Budget</b>									
97 Capital Outlay	-	-	-	-	-	-	50,000	(50,000)	0%
<b>98 TOTAL PROJECT BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>(50,000)</b>	<b>0%</b>
<b>99 Total Expenditures</b>	<b>83,713</b>	<b>60,594</b>	<b>134,768</b>	<b>82,741</b>	<b>54,397</b>	<b>416,212</b>	<b>1,285,231</b>	<b>(869,019)</b>	<b>32%</b>
<b>100 Total Excess Expenditures Over (Under) Revenues</b>	<b>(74,618)</b>	<b>109,410</b>	<b>1,043,865</b>	<b>(35,136)</b>	<b>(33,870)</b>	<b>1,009,651</b>	<b>350,001</b>	<b>869,019</b>	
<b>101 Total Other Financing Sources (Uses)</b>									
102 County Collection Costs	-	-	-	-	-	-	-	-	-
103 Transfers In	-	-	-	-	-	-	-	-	-
104 Transfers Out	-	-	-	-	-	-	350,000	350,000	-
<b>105 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	<b>350,000</b>	
<b>106 Fund Balance - Beginning</b>	<b>1,661,593</b>	<b>1,586,975</b>	<b>1,696,385</b>	<b>2,740,249</b>	<b>2,705,114</b>	<b>1,661,593</b>	<b>1,661,593</b>		
107 Net Change In Fund Balance	(74,618)	109,410	1,043,865	(35,136)	(33,870)	1,009,651	700,001		
<b>108 Fund Balance - Ending-Projected</b>	<b>1,586,975</b>	<b>1,696,385</b>	<b>2,740,249</b>	<b>2,705,114</b>	<b>2,671,241</b>	<b>2,671,244</b>	<b>2,361,594</b>		

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

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

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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <b>Revenues:</b>			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 360,310	\$ 42,810
3 Excess Fees	-	-	-
4 Interest Revenue	-	7,464	7,464
5 <b>Total Revenues</b>	<b>317,500</b>	<b>367,773</b>	<b>50,273</b>
6 <b>Expenditures:</b>			
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 <b>Total Expenditures</b>	<b>316,350</b>	<b>116,875</b>	<b>(199,475)</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>1,150</b>	<b>250,898</b>	<b>249,748</b>
15 <b>NET Change in Fund Balance</b>	<b>1,150</b>	<b>250,898</b>	<b>249,748</b>
16 <b>Fund Balance-Beginning</b>	561,986	561,986	-
17 <b>Fund Balance - Ending</b>	<b>\$ 563,136</b>	<b>\$ 812,885</b>	<b>\$ 249,748</b>

**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 <b>Revenues:</b>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 267,751	\$ 31,813
3 Excess Fees	-	-	-
4 Interest Revenue	-	3,377	3,377
5 <b>Total Revenues</b>	<b>235,938</b>	<b>271,127</b>	<b>35,189</b>
6 <b>Expenditures:</b>			
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 <b>Total Expenditures</b>	<b>232,738</b>	<b>82,419</b>	<b>(150,319)</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>3,200</b>	<b>188,709</b>	<b>185,509</b>
15 <b>NET Change in Fund Balance</b>	<b>3,200</b>	<b>188,709</b>	<b>185,509</b>
16 <b>Fund Balance-Beginning</b>	261,334	261,334	-
17 <b>Fund Balance - Ending</b>	<b>\$ 264,534</b>	<b>\$ 450,042</b>	<b>\$ 185,509</b>

**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**

	<b>FY 2026 Approved Budget</b>	<b>FY2026 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b>Revenues:</b>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 217,753	\$ 25,872
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,488	2,488
5 <b>Total Revenues</b>	<b>191,881</b>	<b>220,241</b>	<b>28,360</b>
6 <b>Expenditures:</b>			
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 <b>Total Expenditures</b>	<b>191,700</b>	<b>63,744</b>	<b>(127,956)</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>181</b>	<b>156,497</b>	<b>156,316</b>
15 <b>NET Change in Fund Balance</b>	<b>181</b>	<b>156,497</b>	<b>156,316</b>
16 <b>Fund Balance-Beginning</b>	<b>194,505</b>	<b>194,505</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 194,686</b>	<b>\$ 351,003</b>	<b>\$ 156,316</b>

-

**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)
<b><i>Adjusted Bank Balance</i></b>	<b><u>289,533</u></b>

Beginning Balance	323,186
Receipts	26,251
Disbursements	(59,903)
<b><i>Balance per Book</i></b>	<b><u>289,533</u></b>

**Long Lake Ranch CDD  
Check Register  
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			<b>Beginning Balance</b>			<b>\$ 87,272.28</b>
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
<b>10/31/2025</b>				<b>105,129.29</b>	<b>119,352.49</b>	<b>73,049.08</b>
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
<b>11/30/2025</b>				<b>355,951.33</b>	<b>57,697.19</b>	<b>371,303.22</b>
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
<b>12/31/2025</b>				<b>1,886,889.23</b>	<b>1,945,605.92</b>	<b>312,586.53</b>
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
<b>1/31/2026</b>				<b>58,654.01</b>	<b>48,054.96</b>	<b>323,185.58</b>
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**

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Memo</b>	<b>Deposit</b>	<b>Disbursement</b>	<b>Balance</b>
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
<b>2/28/2026</b>				<b>26,250.70</b>	<b>59,902.93</b>	<b>289,533.35</b>

**EXHIBIT 12**

**RETURN TO AGENDA**

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>1. General Fund</b>							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
<b>TOTAL</b>					<b>0.00</b>	<b>59,902.93</b>	<b>263,282.65</b>

Haven Management Solutions

255 Primera Blvd  
Suite 160  
Lake Mary, FL 32746

# Invoice

Date	Invoice #
2/1/2026	16

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

P.O. No.	Terms	Project

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

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

# Invoice 32966



**BILL TO**

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

<b>DATE</b> 02/01/2026	<b>PLEASE PAY</b> \$14,085.25	<b>DUE DATE</b> 02/01/2026
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ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b> Mowing & Detail Services	1	11,238.00	11,238.00
<b>Horticulture</b> Turf & Shrub Treatment	1	1,847.25	1,847.25
<b>Irrigation:Irrigation</b> 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.



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800.700.8744  
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Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

### General questions or concerns

Online [duke-energy.com](http://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](http://duke-energy.com/rates)

### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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

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

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

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit [duke-energy.com/home/billing/special-assistance/medically-essential](http://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
	<b>Total Charges</b>	<b>\$13,876.21</b>



**Billing details**

Account Information	Billing Details			Amounts	
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	4513470	Energy Charge	7.93	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.83	
	Present Read:	3189	Asset Securitization Charge	0.12	
	Previous Read:	3125	Minimum Bill Adjustment	1.20	
Billed Usage:	64				
Billed kWh	64.000				
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			<b>Total</b>		<b>\$30.80</b>
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$318.14
	Meter Number:	1049037	Energy Charge	218.75	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	78.05	
	Present Read:	105310	Asset Securitization Charge	3.42	
	Previous Read:	103545			
Billed Usage:	1765				
Billed kWh	1765.000				
			Regulatory Assessment Fee	0.28	\$8.44
			Gross Receipts Tax	8.16	
			<b>Total</b>		<b>\$326.58</b>
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	8246384	Energy Charge	6.44	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	2.30	
	Present Read:	2176	Asset Securitization Charge	0.10	
	Previous Read:	2124	Minimum Bill Adjustment	3.24	
Billed Usage:	52				
Billed kWh	52.000				
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			<b>Total</b>		<b>\$30.80</b>
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	3410166	Energy Charge	2.74	
	Bill Period:	Dec 02 - Jan 02	Fuel Charge	0.97	
	Present Read:	1696	Asset Securitization Charge	0.04	
	Previous Read:	1674	Minimum Bill Adjustment	8.33	
Billed Usage:	22				
Billed kWh	22.000				
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			<b>Total</b>		<b>\$30.80</b>
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	\$0.80
		Gross Receipts Tax	0.77	
		<b>Total</b>		<b>\$30.80</b>
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	\$30.01
	- 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	\$0.80
		Gross Receipts Tax	0.77	
		<b>Total</b>		<b>\$30.81</b>
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	\$356.60
	- 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	\$9.46
		Gross Receipts Tax	9.15	
		<b>Total</b>		<b>\$366.06</b>
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	\$1,689.97
		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	\$7.97
		Gross Receipts Tax	6.50	
		<b>Total</b>		<b>\$1,697.94</b>
910089562682 LONG LAKE RANCH COMM DEV DIS	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.92	\$3,293.43
		Energy Charge	330.98	



Billing details - continued

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



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877.372.8477

**Billing details - continued**

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



Billing details - continued

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



Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage: 109 Billed kWh 109.000		
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.94	\$0.97
		<b>Total</b>	<b>\$37.42</b>
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 222519 Bill Period: Dec 02 - Jan 02 Present Read: 534683 Previous Read: 524504 Billed Usage: 10179 Billed kWh 10179.000	Customer Charge 17.92 Energy Charge 1,261.58 Fuel Charge 450.12 Asset Securitization Charge 19.75	\$1,749.37
		Regulatory Assessment Fee 1.52 Gross Receipts Tax 44.89	\$46.41
		<b>Total</b>	<b>\$1,795.78</b>
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915370 Bill Period: Dec 02 - Jan 02 Present Read: 1975 Previous Read: 1916 Billed Usage: 59 Billed kWh 59.000	Customer Charge 17.92 Energy Charge 7.31 Fuel Charge 2.61 Asset Securitization Charge 0.11 Minimum Bill Adjustment 2.05	\$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	\$0.80
		<b>Total</b>	<b>\$30.80</b>
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 5407312 Bill Period: Dec 02 - Jan 02 Present Read: 373895 Previous Read: 369638 Billed Usage: 4257 Billed kWh 4257.000	Customer Charge 17.92 Energy Charge 527.62 Fuel Charge 188.24 Asset Securitization Charge 8.26	\$742.04
		Regulatory Assessment Fee 0.65 Gross Receipts Tax 19.04	\$19.69
		<b>Total</b>	<b>\$761.73</b>
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778178 Bill Period: Dec 02 - Jan 02 Present Read: 53844 Previous Read: 53844 Billed Usage: 0 Billed kWh 0.000	Customer Charge 17.92 Minimum Bill Adjustment 12.08	\$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	\$0.80

**Billing details - continued**

Account Information	Billing Details		Amounts
		<b>Total</b>	<b>\$30.80</b>
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
	Meter Number: 1015813	Energy Charge	359.67
	Bill Period: Dec 02 - Jan 02	Fuel Charge	128.33
	Present Read: 331632	Asset Securitization Charge	5.63
Previous Read: 328730			
Billed Usage: 2902			
Billed kWh 2902.000			
	Regulatory Assessment Fee	0.45	
	Gross Receipts Tax	13.13	
	<b>Total</b>		<b>\$525.13</b>
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
	Meter Number: 915368	Energy Charge	6.69
	Bill Period: Dec 02 - Jan 02	Fuel Charge	2.39
	Present Read: 1705	Asset Securitization Charge	0.10
Previous Read: 1651	Minimum Bill Adjustment	2.90	
Billed Usage: 54			
Billed kWh 54.000			
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	
	<b>Total</b>		<b>\$30.80</b>
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
	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	
	Gross Receipts Tax	0.77	
	<b>Total</b>		<b>\$30.80</b>
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
	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
		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	
	<b>Total</b>		<b>\$363.95</b>
<b>Total Amount Due</b>			<b>\$13,876.21</b>

# 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.		<b>Monthly Commercial Maintenance</b>	Monthly Commercial Maintenance February 2026	1	\$3,200.00	\$3,200.00

**Total**

**\$3,200.00**

### Ways to pay



[View and pay](#)

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3690600

Client Matter No. 12123-2

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

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

Invoice No. 3690600  
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

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

TOTAL FOR SERVICES RENDERED \$2,150.00

TOTAL CURRENT AMOUNT DUE \$2,150.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3690597

Client Matter No. 12123-1

Notification Email: [eftgroup@kutakrock.com](mailto: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**

Billing Date:  
**Jan 15, 2026**


PIN:  
**8336**

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](http://frontier.com/billing) to learn more.

Total balance  
**\$266.50**  
Auto Pay is scheduled  
**Feb 09**



**Bill history**

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

**Service summary**

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

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



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

6790 0107 DY RP 15 01162026 YNNNNNNN 01 999829

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

**You are all set with Auto Pay! To review your account, go to [frontier.com](http://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](http://frontier.com/autopay)



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For help: Customer Service at [frontier.com/helpcenter](http://frontier.com/helpcenter), chat at [frontier.com/chat](http://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](http://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](http://frontier.com/terms), [frontier.com/tariffs](http://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](http://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](http://frontier.com/ctnetx-privacy).



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

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

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

<b>Bundle</b>		
<b>Monthly Charges</b>		
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
<b>Bundle Total</b>		<b>\$243.46</b>

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.



<b>Taxes and Fees</b>		
	FCA Long Distance - Federal USF Surcharge	\$9.02
	Federal USF Recovery Charge	\$3.38
	Federal Excise Tax	\$0.42
	<b>Federal Taxes</b>	<b>\$12.82</b>
	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
	<b>State Taxes</b>	<b>\$10.22</b>
<b>Taxes and Fees Total</b>		<b>\$23.04</b>

**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.

Total balance  
**\$150.99**  
Auto Pay is scheduled  
**Feb 09**



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
<b>Total services</b>	<b>\$150.99</b>	<b>\$150.99</b>
<b>Total balance</b>		<b>\$150.99</b>

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

6790 0107 DY RP 15 01162026 NNNNNNNN 01 999828

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

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

7520058139496028061521000000000000000150995



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

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

## WAYS TO PAY YOUR BILL



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

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

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Internet		
<b>Monthly Charges</b>		
01.15-02.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
<b>Internet Total</b>		<b>\$150.99</b>
<b>Total current month charges</b>		<b>\$150.99</b>



**LET FRONTIER  
 BE YOUR  
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[business.frontier.com](https://business.frontier.com)



**LONG LAKE RANCH**

Account Number:

**813-949-6028-061521-5**

Billing Date:

**Jan 15, 2026**

PIN:

**8323**

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	
<b>P.O. NUMBER</b>		<b>SALES REP</b>		<b>ACCT#/LOT/BLK</b>	
11295		Tech: DC		Foxtail	

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

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

SUBTOTAL	145.00
TAX (6.5%)	0.00
TOTAL	145.00
<b>BALANCE DUE</b>	<b>\$145.00</b>

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
		<b>Total</b>	<b>\$4,644.05</b>



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

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

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

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

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

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

Payment Information

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

Electronic Check Information

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

Payment Details:

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 42-52316

LONG LAKE RANCH CDD

Service Address: **18981 LONG LAKE RANCH BOULEVARD**  
 Bill Number: 23867949  
 Billing Date: 2/3/2026  
 Billing Period: 12/16/2025 to 1/14/2026

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	12/16/2025	453	1/14/2026	455	29	2

Usage History	
Month	Usage
January 2026	2
December 2025	8
November 2025	2
October 2025	4
September 2025	1
August 2025	2
July 2025	3
June 2025	4
May 2025	4
April 2025	4
March 2025	3
February 2025	3

Transactions		Amount
Previous Bill		219.78
Payment 01/23/26		-219.78 CR
<b>Balance Forward</b>		<b>0.00</b>
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
<b>Total Current Transactions</b>		<b>163.50</b>
<b>TOTAL BALANCE DUE</b>		<b>\$163.50</b>

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.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

<b>Total Balance Due</b>	<b>\$163.50</b>
<b>Due Date</b>	<b>2/20/2026</b>

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.	<b>Total</b>	\$150.00
1.5% per month charge on invoices over 30 days.	<b>Payments/Credits</b>	\$0.00
Subject to lien prior to 90 days.	<b>Balance Due</b>	\$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.		<b>Sales</b>	Tree Removal:  Scope of Work: *Flush cut of (1) damaged tree. *Includes all labor, hauling, and dumping fees.	1	\$400.00	\$400.00
<b>Total</b>						<b>\$400.00</b>



**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

<b>INVOICE:</b>	621896008
<b>DATE:</b>	02/19/2026
<b>ORDER:</b>	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
		<b>SUBTOTAL</b> \$104.50
		TAX \$0.00
		AMT. PAID \$0.00
		<b>TOTAL</b> \$104.50

**AMOUNT DUE \$104.50**

\_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 CUSTOMER SIGNATURE

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

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

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

PLEASE PAY FROM THIS INVOICE



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

1 0 1  
 42-52316

LONG LAKE RANCH CDD

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

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	12/16/2025	27650	1/14/2026	27788	29	138

Usage History	
Water	Irrigation
January 2026	138
December 2025	270
November 2025	362
October 2025	15
September 2025	40
August 2025	20
July 2025	148
June 2025	150
May 2025	164
April 2025	185
March 2025	171
February 2025	187

Transactions	
Previous Bill	2,213.49
Payment 01/23/26	-2,213.49 CR
<b>Balance Forward</b>	<b>0.00</b>
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
<b>Total Current Transactions</b>	<b>977.97</b>
<b>TOTAL BALANCE DUE</b>	<b>\$977.97</b>

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://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

<b>Total Balance Due</b>	<b>\$977.97</b>
<b>Due Date</b>	<b>2/20/2026</b>

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

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



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

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

Haven Management Solutions

255 Primera Blvd  
Suite 160  
Lake Mary, FL 32746

# Invoice

Date	Invoice #
2/24/2026	21

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Amenity Manager 2/8-2/21/26 Salaried	3,327.20	3,327.20
	General Maintenance Attendant 2/8-2/21/26 20 Hrs @ \$25/ Hr	500.00	500.00
	Facility Attendant 2/21/26-2/8 32 Hrs @ \$25/ Hr	800.00	800.00
	Management Fee	41.55	41.55
		<b>Total</b>	<b>\$4,668.75</b>



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

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

8017511  
 250387000  
 12/24/2025  
 Audette, James J  
 (407)-835-3820

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

**LONG LAKE RANCH CDD 2016**

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

**STATEMENT SUMMARY**

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

TOTAL AMOUNT DUE \$4,756.13

All invoices are due upon receipt.

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

**LONG LAKE RANCH CDD 2016**

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

Wire Instructions:  
 U.S. Bank  
 ABA # 091000022  
 Acct # 1-801-5013-5135  
 Trust Acct # 250387000  
 Invoice # 8017511  
 Attn: Fee Dept St. Paul

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



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

Invoice Number: 8017511  
 Invoice Date: 12/24/2025  
 Account Number: 250387000  
 Direct Inquiries To: Audette, James J  
 Phone: (407)-835-3820

**LONG LAKE RANCH CDD 2016**

Accounts Included 250387000 250387001 250387002 250387003 250387004  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

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



www.coastalwasteinc.com

# INVOICE

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

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) <b>LONG LAKE RANCH CDD</b> <b>19037 LONG LAKE RANCH BLVD, LUTZ FL</b>				
	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.

<b>INVOICE TOTAL</b>	<b>\$120.24</b>
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Payments made by credit card or debit card are subject to a 2.55% service fee

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

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

<b>AMOUNT REMITTED</b>
------------------------

0025756SW0169480000SW000149296400000120245

**EXHIBIT 13**

**RETURN TO AGENDA**

1 **MINUTES OF 03/05/2026 REGULAR MEETING**  
2 **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held  
5 Thursday, March 05, 2026, at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch  
6 Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Zoom conference.  
7

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

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

10 Supervisors present:

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

15 Also present were:

- 16 Patricia Thibault ..... District Management, Haven Management Solutions
- 17 William York..... Amenity Manager, Haven Management Solutions
- 18 Sarah Sandy (via virtual means) ..... Counsel, Kutak Rock LLP
- 19 John Burkett .....RedTree Landscape
- 20 Matt Olson .....RedTree Landscape
- 21 Pete Lucadano.....RedTree Landscape
- 22 Joe O'Reilly ..... Field Manager, Haven Management Solutions
- 23 Greg Woodcock..... District Project Manager, Stantec
- 24 Chuck Burnett .....Aquatic Service

25  
26  
27 **Opening Remarks and Attendance Notes**

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

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

33 No audience comments.

34 **III. Supervisor Comments**

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

38 **IV. Professional Vendor Presentations**

39 **A. District Engineer – Stantec**

40 **1. Stantec Field Observation Report**

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

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

47 **2. Stantec Summary Report**

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

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

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

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

65 **B. GHS Environmental Aquatic Maintenance**

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

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

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

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

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

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

### 96 C. Red Tree Landscape Maintenance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 192 **1. Field Maintenance Report**

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

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

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

213 Mr. O'Reilly mentioned the rut on Sunlake, noting that he had spoken with someone who informed him that the rut  
214 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

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

220 Chairwoman Clawson noted her preference that the stakes in some of the trees that had been there for years be taken  
221 out, and her disappointment that the stakes were removed from two pines, as they had paid to have those two pines staked  
222 on Serenoa Drive.

#### 223 **D. District Counsel – Kutak Rock**

##### 224 **1. Final Invoices – Anchor Stone**

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

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

#### 233 **V. Amenity General Manager & Field Manager**

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

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

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

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

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

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

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

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

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

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

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

278 **C. Consideration for Proposal**

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

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

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

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

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

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

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

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

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

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

297 **VI. Financial & Administrative Matters**

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

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

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

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

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

307 **E. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held February 5<sup>th</sup>,  
308 2026**

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

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

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

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

317 **VII. Staff Reports**

318 **A. District Manager**

319 ○ **LED Lighting Upgrade Estimate**

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

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

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

328 Chairwoman Clawson brought up her question about it being an aerial. Supervisor Pellan asked if the  
329 results of the survey are legally binding because it’s being done from the air rather than the ground. Ms.  
330 Sandy suggested checking with Mr. Woodcock as she stated she does not know enough about the different  
331 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 14**

**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 15**

**RETURN TO AGENDA**

## Patricia Thibault

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**From:** nicole piazza <nicpiaz@gmail.com>  
**Sent:** Sunday, March 15, 2026 10:56 AM  
**To:** Richard Danaie; cuffs1270@aol.com; Patricia Thibault; hclawson20@gmail.com; bpellan@gmail.com; darrellcdd@gmail.com; georgesmithlr@gmail.com  
**Subject:** Restoring privacy  
**Attachments:** IMG\_3437.jpeg

Good morning everyone,

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

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

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

Thank you for your time

Piazza family and neighbor Danaie family



**EXHIBIT 16**

**RETURN TO AGENDA**

**EXHIBIT 17**

**RETURN TO AGENDA**

## Towing Authorization Agreement

This Towing Authorization Agreement (this "Agreement") is entered as of March 25<sup>th</sup> 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

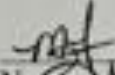
Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving 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**

**Long Lake Ranch  
Community Development District**

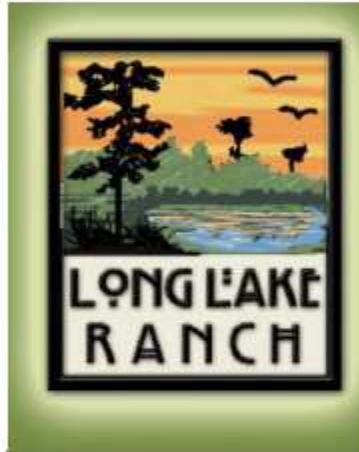
  
Name: Mary Mercedes  
Title: owner

\_\_\_\_\_  
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 Spaces<sup>1</sup> 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-curbing. 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.

<sup>1</sup> 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>Cornuta Street</i>		A-2
District Common Areas	None NO COMMON AREA PARKING	N/A <sup>1</sup>

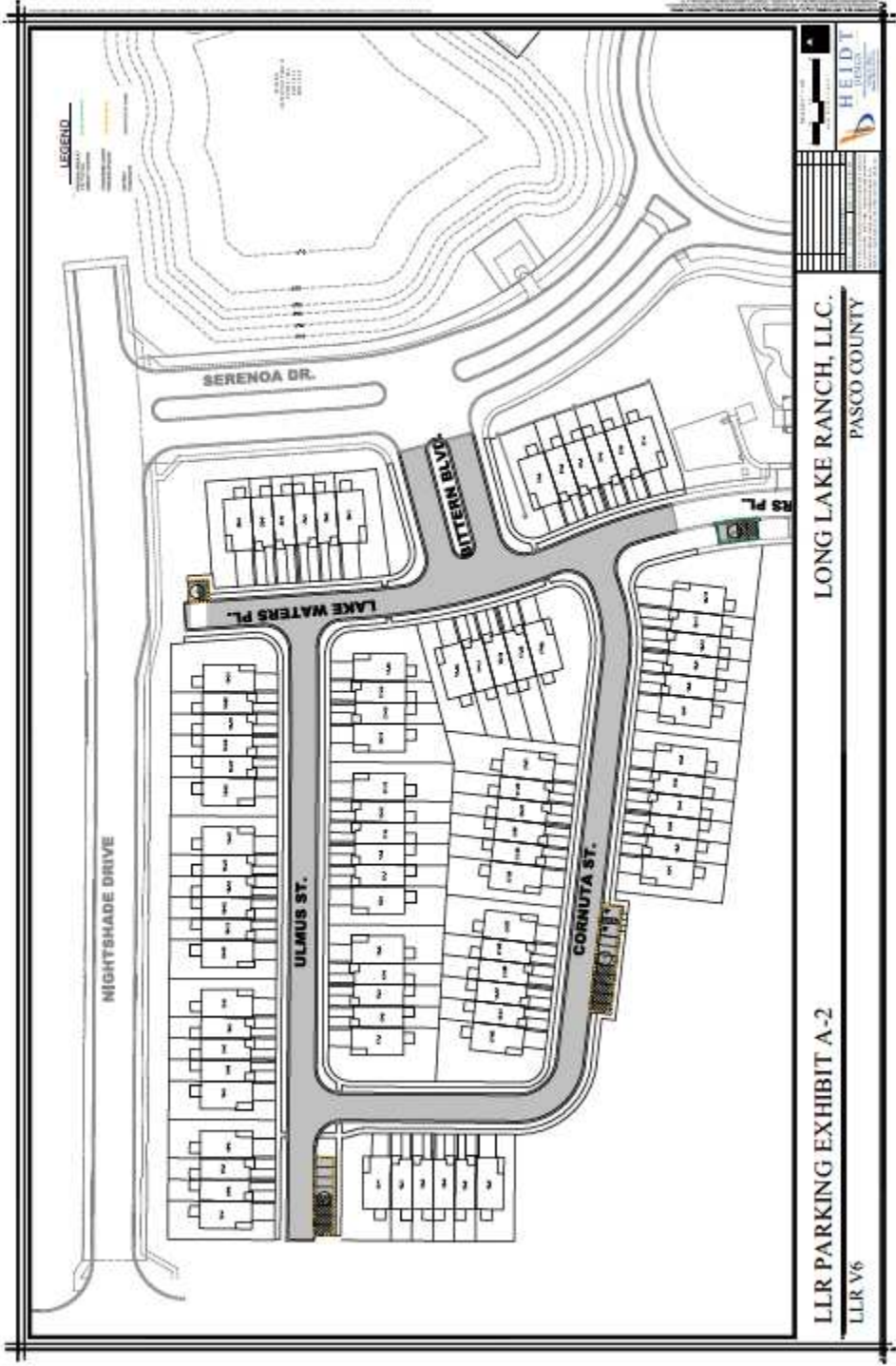
<sup>1</sup> Note, while not identified in Exhibit A, the District's Common Areas, which are not designed and/or intended for Vehicle and/or Vessel traffic and/or parking of any kind, are designated Tow Away Zones.



**LLR PARKING EXHIBIT A-1**  
LLR V8 and Amenity Center

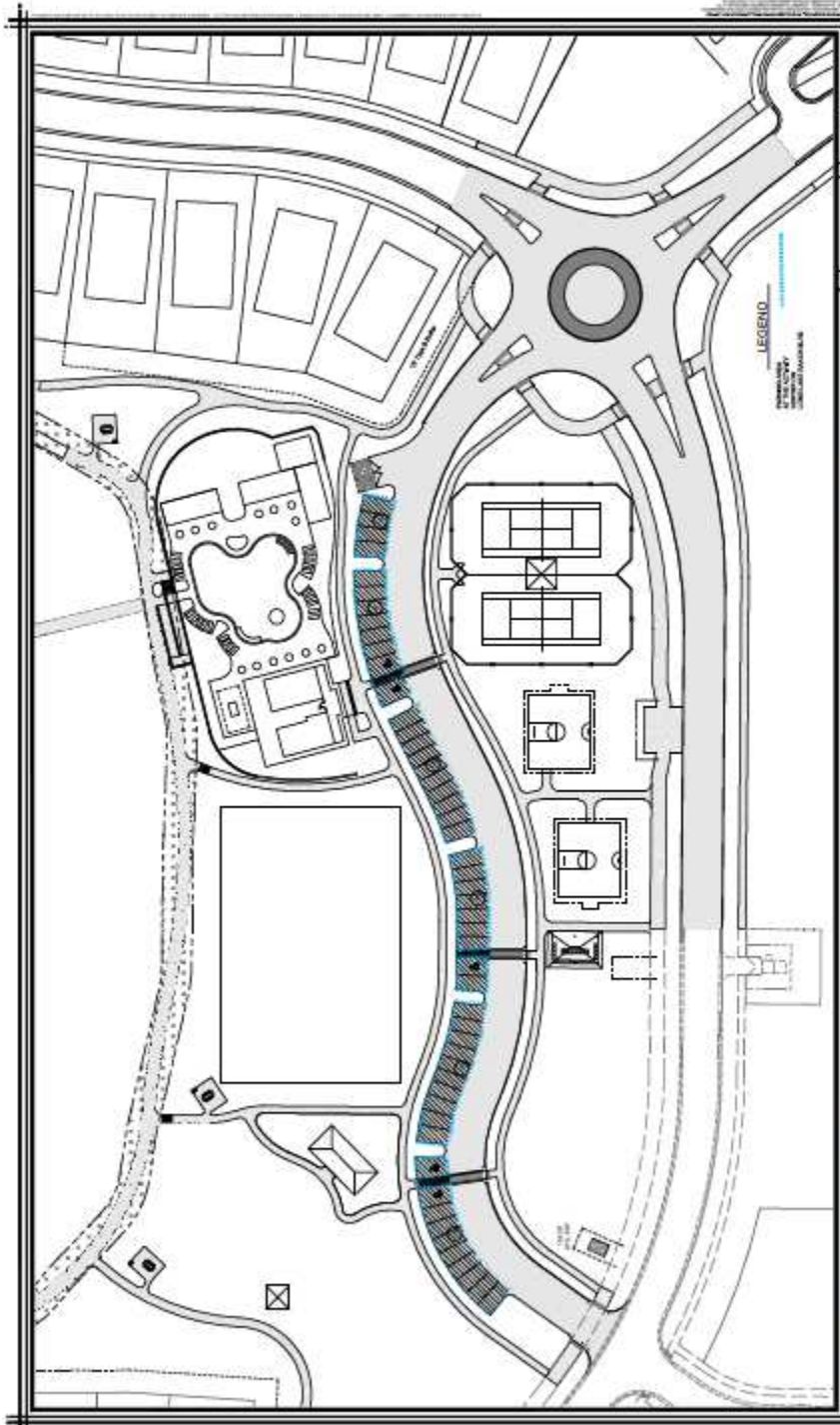
**LONG LAKE RANCH, LLC.**  
PASCO COUNTY

HEIDT  
ARCHITECTS



LONG LAKE RANCH, LLC.  
PASCO COUNTY

LLR PARKING EXHIBIT A-2  
LLR V6



LLR PARKING EXHIBIT A-3  
 LLR Community Center

LONG LAKE RANCH, LLC.  
 PASCO COUNTY

HEIDT  
 ARCHITECTS  
 10000 N. W. 11th St., Suite 100  
 Fort Lauderdale, FL 33322  
 (954) 571-1111  
 www.heidtarchitects.com

**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:

\_\_\_\_\_

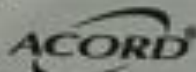
The binding agreement gives TOW LIFE TOWING the authority to enter upon said property and remove any vehicles which are deemed unauthorized, abandoned, illegally parked, or inoperable per the terms of this agreement and as shown on the attached addendum below.

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.



## 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. Pineellas Park, FL 33781	CONTACT NAME		
	PHONE (AC, RA, Ext.)	(727)546-0300	FAX (AC, RA) (727)546-0304
	EMAIL ADDRESS	hlnfr@at.net	
INSURED BEBA & NELSON TOW LIFE LLC  DBA TOW LIFE TOWING 15050 SWITCH BACK ROAD BROOKSVILLE, FL 34609	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: GRANADA COMMERCIAL INSURANCE		16870
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

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 LTR	TYPE OF INSURANCE	ACORD SUBR NO. REV	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM-MADE <input type="checkbox"/> OCCUR GENL. AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE DAMAGE TO RENTED PREMISES (EA OCCURRENCE) MED EXP (Per person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG. \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		0110FL00058519-0	03/19/2025	03/19/2026	COMBINED SINGLE LIMIT (EA OCCURRENCE) \$ 300,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) P.I.P. \$ 10,000
	UMBRELLA LIMB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIM-MADE EXCESS LIMB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETARY/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  
204 RAM 890 3C7WRMELR024018

COMPANY LISTED BELOW IS ACORD ON THE POLICY AS LOSS PAYEE ON THE LIMITS UNIT ON THE POLICY FOR THE EXITED AMOUNT

## CERTIFICATE HOLDER

DEPARTMENT OF SAFETY AND MOTOR VEHICLES  
200 APALACHEE PARKWAY  
MIL. KIRKMAN BLVD. RM 300 ROOM A 310  
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

**EXHIBIT 18**

**RETURN TO AGENDA**

**Blue Water Aquatics, Inc.**

5119 State Road 54  
New Port Richey, FL 34652  
(727) 842-2100  
office@bluewataquaticsinc.com  
www.bluewataquaticsinc.com



**Estimate**

ADDRESS

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

ESTIMATE FA-2025-1157  
DATE 03/30/2026  
EXPIRATION DATE 04/30/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Fountain Repair	1	950.00	950.00
	Fountain Repair Services FOUNTAIN #2 MOTOR - MOTOR UNDER WARRANTY Includes All Parts and Labor to Remove the Old Motor & Then to Install the Motor			

Please note: this is a preliminary ESTIMATE not a final invoice.  
Parts and materials required for the job will be ordered only after the  
estimate has been approved and any necessary deposits have been  
received.  
Work order will be dispatched once all required items are in hand.

SUBTOTAL	950.00
TAX	0.00
<b>TOTAL</b>	<b>\$950.00</b>

Accepted By

Accepted Date



Heidi Clawson

2026.04.01 12:10:33 -04'00

THANK YOU for choosing Blue Water Aquatics, Inc.!

**EXHIBIT 19**

**RETURN TO AGENDA**