

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, May 07, 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@havenmgtzol.com*

- I. Call to Order/ Roll Call**
- II. Audience Comments – Agenda Items** *(limited to 3 minutes per individual)*
- III. Supervisor Comments**
- IV. Bond Refunding**
 1. Presentation of the Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2026 [EXHIBIT 1A](#)
 2. Consideration for Adoption Resolution 2026-07, Delegating Award Resolution [EXHIBIT 1B](#)
 3. Consideration for Adoption Resolution 2026-08 – Approving the Final Terms of the 2026 Refunding Bond, Adoption of the Supplemental Special Assessment Methodology Report and Authorization of Related Documents [EXHIBIT 1C](#)
- V. Professional Vendor Presentations**
 - A. District Engineer – Stantec**
 1. Consideration for Pond Bank Stabilization and Structural Erosion Repair Proposal–ADS - \$8,350 [EXHIBIT 2A](#)
 2. Discussion on LLR Ramp Drainage Review [EXHIBIT 2B](#)
 - B. GHS Environmental Aquatic Maintenance**
 1. Aquatic Maintenance Log – April 2026 [EXHIBIT 3](#)
 2. Consideration to Approve Mosquito Fish/Minnow Stocking GHS Proposal- \$4,800 [EXHIBIT 4](#)

C. Red Tree Landscape

1. Landscape Maintenance Report – April 2026 [EXHIBIT 5](#)
3. Ratification of Proposals:
 - ❖ Red Tree - Flush Cut and Stump Grinding of (11) Pine Trees at the Basketball Court - \$4,400 [EXHIBIT 6](#)
 - ❖ Red Tree - Flush Cut and Stump Grinding of (2) Pine Trees at the Basketball Court - \$800 [EXHIBIT 7](#)
 - ❖ Red Tree - Serenoa Median Stump Grind Proposal- \$250 [EXHIBIT 8](#)
4. Irrigation Report [EXHIBIT 9A](#)
5. **LLR Watering Schedule** [EXHIBIT 9B](#)
6. Field Maintenance Report – Follow-ups from Previous Report [EXHIBIT 10](#)

D. District Counsel

VI. Business Item

1. Discussion of 2196 Zamia Loop Survey Boundary [EXHIBIT 11A](#)
2. **Discussion of 19578 Long Lake Ranch Blvd Survey Boundary** [EXHIBIT 11B](#)
3. Ratification of W.C. Sherrill and Company LLC Boundary Survey Proposal [EXHIBIT 12](#)

VII. Amenity General Manager & Field Manager

1. Presentation for Discussion – Amenity & Field Status Report [EXHIBIT 13](#)
2. Consideration to Approve Total Quality Fence and Remodeling Proposal - \$17,196.88 [EXHIBIT 14](#)
3. Consideration to Approve Basketball Resurface Proposal – Lawson Courts - \$15,000 [EXHIBIT 15](#)
4. Consideration to Approve Basketball Court Resurfacing Proposal – Lawson Courts \$21,446 [EXHIBIT 16](#)
5. Consideration to Approve Cooper Pools Remodeling/Resurfacing Proposals
 - Quote 364- \$68,770.80 [EXHIBIT 17A](#)
 - Quote 892- \$50,400 [EXHIBIT 17B](#)
6. Ratification of Cooper Pools Proposal for Patching of 10 Additional Voids- \$1,000 [EXHIBIT 18](#)

VIII. Financial & Administrative Matters

- A. Consideration for Acceptance of March, 2026 Unaudited Financial Statement [EXHIBIT 19](#)
- B. Presentation of Check Details for March 2026 [EXHIBIT 20](#)
- C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 02, 2026 [EXHIBIT 21](#)
- D. Presentation of Approval Listing – FY 2026 [EXHIBIT 22](#)

IX. Staff Reports

- A. District Manager
 - 1. Discussion of Annual Assessment Trends [EXHIBIT 23](#)
 - 2. Discussion: Preliminary Presentation of the FY 26-27 Proposed Budget [EXHIBIT 24](#)
 - 3. Presentation of District Qualified Electors for Long Lake Ranch Community Development District – 1,463 [EXHIBIT 25](#)

X. Other Introduced Items

- 1. Presentation of April 2026 Fountain Services Report [EXHIBIT 26](#)
- 2. Consideration to Approve Amenities Center Parking Lot – Finger Islands Landscape Enhancement Proposal- Red Tree - \$18,500 [EXHIBIT 27](#)
- 3. Consideration to Approve Nightshade Pump Replacement Proposal- Red Tree- \$17,256.54 [EXHIBIT 28](#)

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

XII. 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.

XIII. Adjournment

EXHIBIT 1A

RETURN TO AGENDA

**Fourth Supplemental Special Assessment
Allocation Report**

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Capital Improvement Revenue Refunding Bond, Series 2026

May 7, 2026

Prepared By:



J.H. McKay, LLC
18416 Canary Ln.
Lutz, FL 33558
813-748-2456

1. Introduction

This Fourth Supplemental Special Assessment Allocation Report is being presented to the Board of Supervisors of the Long Lake Ranch Community Development District (the "District") in connection with the issuance of its Capital Improvement Revenue Refunding Bond, Series 2026 (the "Series 2026 Bond"), that will refund the outstanding principal balance of its Capital Improvement Revenue Bonds, Series 2014A-1 (the "Series 2014A-1 Bonds").

The District is a local unit of special purpose government established on January 14, 2013, pursuant to Pasco County Ordinance 13-01 and Chapter 190, Florida Statutes. The District has previously issued its \$4,450,000 Series 2014A-1 Bonds; \$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2 (the "Series 2014A-2 Bonds"); \$3,190,000 Capital Improvement Revenue Bonds, Series 2015A-1; \$1,945,000 Capital Improvement Revenue Bonds, Series 2015A-2; and \$3,105,000 Capital Improvement Revenue Bonds, Series 2016. The Series 2014A-2 Bonds and Series 2015A-2 bonds have been paid in full.

The District intends to issue the Series 2026 Bond to defease and redeem all of the outstanding Series 2014A-1 Bonds, currently outstanding in the amount of \$3,445,000, plus accrued interest through the payment date and applicable fees and cost of issuance.

2. Defined Terms

"2014 Project" – A portion of the District's Capital Improvement Program funded in part with proceeds from the Series 2014 Bonds and described in detail in the Engineer's Report.

"Benefitted Parcels"- Parcels of land within the development that receive special benefit from the construction and/or acquisition of the District's Capital Improvement Program.

"Capital Improvement Program" or "CIP" – The District's plan for public infrastructure improvements as described in the Engineer's Report.

"Engineer's Report" – The Long Lake Ranch Community Development District Amended and Supplemented Engineer's Report 2014 Project, dated April 3, 2014, prepared by Heidt Design, LLC.

"Equivalent Assessment Unit" or "EAU" - An estimate of the relationship between the product types based on a comparison of front footage of each product that is used as a comparison of the estimated special benefit received by each assessable lot or unit of each product type from the District's CIP.

"Master Assessment Report" – the Final Restated Master Special Assessment Allocation Report dated April 3, 2014.

"Series 2014 Bonds" – Collectively, the Series 2014A-1 Bonds and the Series 2014A-2 Bonds issued by the District on June 6, 2014, to fund in whole or in part, the Series 2014 Project.

“Series 2014A-1 Assessments” – Total debt allocated to each lot encumbered by the Series 2014A-1 Bonds plus annual fixed assessments including principal, interest and collection costs.

“Series 2014 Assessment Report” – The Master Assessment Report, as supplemented by that certain Final Supplemental Special Assessment Allocation Report dated June 5, 2014.

“Series 2026 Assessments” – Total debt allocated to each lot encumbered by the Series 2026 Bond plus annual fixed assessments including principal, interest and collection costs.

“Series 2026 Assessment Report” – the Master Assessment Report, as supplemented by this Fourth Supplemental Special Assessment Allocation Report.

3. District Information

The Series 2014 Bonds were issued on June 6, 2014, to fund a portion of the 2014 Project that included infrastructure benefiting the lands constituting Phases 1 and 2 of the District. Both the Series 2014A-1 Assessments and the Series 2014A-2 Assessments encumbered a total of 381 platted lots, consisting of townhomes and single-family lots in Phases 1 and 2. Subsequent to the issuance of the Series 2014 Bonds, the Series 2014A-2 Bonds have been paid in full, and the Series 2014A-1 Assessments have been prepaid in full on 3 of the single-family lots in Phases 1 and 2. The total number of lots in Phases 1 and 2, the total number of lots prepaid, and the total remaining lots subject to the Series 2026 Assessments are shown on **Table 1** below.

Table 1: Lot Mix and Existing Development Plan				
Lot Size	EAU/Lot (1)	Total Lots (2)	Lots Prepaid	Lots Available For Refunding (3)
Townhome	0.750	116	0	116
Single Family 45'	1.000	86	(1)	85
Single Family 55'	1.250	144	(2)	142
Single Family 65'	1.375	35	0	35
Total		381	(3)	378

(1) EAUs used for original Series 2014A-1 Assessment allocation.

(2) Initial number of lots per Series 2014 Assessment Report.

(3) Remaining lots subject to the Series 2014A-1 Assessments and available for the Series 2026 Assessments.

4. Capital Improvement Program and Refunding Costs

The 2014 Project consists of public improvements that provide special benefit to the Benefitted Parcels in Phases 1 and 2 of the District. A description of the CIP funded by the Series 2014 Bonds can be found in the Engineer's Report. There will be no additional infrastructure funded with

**Long Lake Ranch Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026
Fourth Supplemental Special Assessment Allocation Report**

the proceeds of the Series 2026 Bond.

A summary of the cost to defease and redeem the Series 2014A-1 Bonds is shown on **Table 2** below.

Table 2: Funds Required and Funds Available to Defease and Redeem Series 2014A-1 Bonds	
Estimated Amount Needed to Defease and Redeem Series 2014A-1 Bonds Outstanding	
Series 2014A-1 Bonds Outstanding	\$3,445,000.00
PLUS: Accrued Interest on Series 2014A-1 Bonds from 5/1/2026 (1)	\$14,354.17
Total Needed to Defease and Redeem Series 2014 A-1 Outstanding Bonds	\$3,459,354.17
Estimated Excess Available Funds	
Trust Account Balances As Of	April 22, 2026
Series 2014 A Revenue Account	\$234,680.62
Series 2014 A-1 Reserve Account	\$315,100.00
Series 2014 A-1 Prepayment Account	\$1,150.00
Total Estimated Available Funds	\$550,930.62

(1) Accrued Interest on Series 2014A-1 Bonds through redemption date:

Series 2014A-1 Redemption Date	5/26/2026
Series 2014A-1 Accrued Interest From	5/1/2026
Number of Days	25
Series 2014A-1 Coupon Rate	6.0000%

5. District Finance Plan

The Series 2026 Bond will be issued with a par amount of \$3,142,000.00, a coupon rate of 4.50%, (except as provided below), no more than 18 fixed annual installments of principal and interest and have a final maturity date of May 1, 2044. Proceeds of the Series 2026 Bond, along with other District funds available on hand with the Trustee, will fund the redemption of the outstanding Series 2014A-1 Bonds principal in the amount of \$3,445,000.00, accrued interest on the Series 2014A-1 Bonds through the redemption date of May 26, 2026, interest on the Series 2026 Bond through November 1, 2026, and applicable costs of issuance, including the placement agent fee. The maximum annual debt service is \$255,017.50 and includes principal and interest. Principal and interest is then grossed up by 6.00% to include early payment discount costs and Pasco County collection costs resulting in total a Series 2026 annual debt service assessment of \$271,295.21. Details of the proposed bond financing are shown on **Table 3** below.

Table 3: Bond Financing	
Term (Years) (1)	18
Coupon Rate	4.50%
Issue Date	5/11/2026
Interest Funded Through	11/1/2026
 Estimated Sources and Uses	
Sources:	
Bond Par Amount	\$3,142,000.00
Current Balance in Series 2014 Revenue Account	\$234,680.62
Current Balance in Series 2014A-1 Reserve Account	\$315,100.00
Current Balance in Series 2014A-1 Prepayment Account	\$1,150.00
Total Sources	\$3,692,930.62
Uses:	
Escrow Deposit to Defeas Series 2014A-1 Bonds Outstanding	\$3,459,354.17
November 1, 2026 Interest Payment	\$66,767.50
Cost of Issuance	\$166,808.95
Total Uses	\$3,692,930.62
 Annual Debt Service	
Annual Principal & Interest (MADS)	\$255,017.50
Collection Costs @6.00%	\$16,277.71
Total Annual Assessment (2)	\$271,295.21

(1) Remaining term on Series 2014A-1 Bonds.

(2) Includes principal, interest, Pasco County collection costs and early payment discount costs.

Interest Rate in the Event of Loss of Tax-Exempt Status or Default. Notwithstanding the above, pursuant to the Master Trust Indenture dated June 1, 2014, as supplemented by that certain Fourth Supplemental Trust Indenture dated May 1, 2026 (together, the "Indenture"), there are various events that, if occurred, would require the District to pay a higher rate of interest.

Pursuant to the terms of the Indenture, in the event the Series 2026 Bond were to lose its tax-exempt status, the District would be required to pay a higher rate of interest (5.70%) to the Lender in accordance with the terms of the Indenture. The Series 2026 Assessment lien against the assessed property includes this obligation to pay assessments corresponding to this higher interest rate, plus any additional penalties pursuant to the Indenture, in the event the Series 2026 Bonds were to ever lose its tax-exempt status.

In an Event of Default, the District would be required to pay a higher rate of interest (6.00%, subject to certain limitations), to the Lender in accordance with the terms of Indenture. The Series 2026 Assessment lien against the assessed property corresponding to this higher interest rate, plus any additional penalties pursuant to the Indenture, in the event of an Event of Default.

6. Special Benefit

As stated in the Series 2014 Assessment Report, the construction of the 2014 Project provided special benefit to the parcels of land in Phases 1 and 2 of the District. These special benefits are specific to lands within the boundaries of the District and differ in nature to those general or incidental benefits that landowners outside the District or that the general public may enjoy and may include, but are not limited to, added use, added enjoyment, increased access, and increased property values. These special benefits have not changed since the issuance of the Series 2014 Bonds.

7. Assessment Allocation

The Series 2026 Bond will utilize the same allocation methodology as the original Series 2014A-1 Bonds. The Series 2014A-1 Assessments were allocated based on the EAU methodology where each distinguished lot or product type is assigned an EAU factor that reflects the relationship received by each individual dwelling unit type from the construction of the CIP. The assessments are first allocated to each product type or lot size based on the percentage of total EAUs for that product type, then on a pro-rata basis to each lot within that product type.

The EAU factors used in the Master Assessment Report were derived based on the total benefit received by all assessable lots or units in the entire District from the entire District CIP. The allocation of the Series 2014A Assessments, collectively, were based on the EAU allocation methodology under the Master Assessment Report. The actual Series 2014A-1 Assessments levied on the Phases 1 and 2 platted lots or units were based on market level assessments at the time the Series 2014A Bonds were issued, with the Series 2014A-2 Assessments representing the difference between the total Series 2014A Assessment and the Series 2014A-1 Assessment amount. In order to achieve the market level assessments for the Series 2014A-1 Assessments, the Developer prepaid all Series 2014A-2 Assessments prior to each platted lots sale to the ultimate end user. Such resulted in the Series 2014A-1 Assessment's EAU factors differing from those shown in the Master Assessment Report. The actual EAU factors used for allocating the Series 2024A-1 Assessments and the Series 2026 Assessments are as follows:

Lot Size	EAU Factor
Townhome	0.750
Single Family 45'	1.000
Single Family 55'	1.250
Single Family 65'	1.375

The Series 2026 Assessments will be allocated to each lot type as shown on **Table 4** below.

**Long Lake Ranch Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026
Fourth Supplemental Special Assessment Allocation Report**

Table 4: Allocation of Series 2026 Assessments									
Lot Size	# Lots	EAU/Lot	Total EAUs	%		Total Principal		Total Annual Assessment (1)	
				Total EAUs		Per Product	Per Lot	Per Product	Per Lot
Townhome	116	0.750	87.00	21.88%		\$687,466.83	\$5,926.44	\$59,359.15	\$511.72
Single Family 45'	85	1.000	85.00	21.38%		\$671,663.00	\$7,901.92	\$57,994.58	\$682.29
Single Family 55'	142	1.250	177.50	44.64%		\$1,402,590.38	\$9,877.40	\$121,106.32	\$852.86
Single Family 65'	35	1.375	48.13	12.10%		\$380,279.79	\$10,865.14	\$32,835.16	\$938.15
Total	378		397.63	100.00%		\$3,142,000.00		\$271,295.21	

(1) Includes principal, interest, Pasco County collection costs and early payment discount costs.

Comparison of Series 2026 Assessments to Current Assessments (1)				
Lot Size	Current	Series	\$ Decrease	% Decrease
	2014A-1	2026		
Townhome	\$637.76	\$511.72	(\$126.04)	-19.76%
Single Family 45'	\$850.34	\$682.29	(\$168.05)	-19.76%
Single Family 55'	\$1,062.93	\$852.86	(\$210.07)	-19.76%
Single Family 65'	\$1,169.22	\$938.15	(\$231.07)	-19.76%

(1) Includes principal, interest, Pasco County collection costs and early payment discount costs.

The assessment roll showing the lots encumbered by the Series 2026 Assessments allocated to each parcel, both principal and annual assessments, is shown on **Exhibit "A"** of this report.

8. Additional Stipulations

Certain data was provided by members of District staff and other professionals retained in connection with this financing. The allocation methodology described herein was based on information regarding the proposed transaction provided by those professionals. J.H. McKay, LLC makes no representations beyond restatement of information necessary for compilation of this report.

J.H. McKay, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is J.H. McKay, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, J.H. McKay, LLC does not provide the District with financial advisory services or offer investment advice in any form.

Exhibit “A”

Assessment Roll

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0020-00100-0010	1633 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0020	1619 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0030	1607 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0040	1595 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0050	1591 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0060	1583 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0070	1577 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0080	1565 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0090	1551 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0100	1543 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0110	1531 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0130	1538 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0140	1546 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0150	1558 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0160	1570 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0170		55	\$9,877.40	\$852.86
33-26-18-0020-00100-0180	1590 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0190	1600 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0200	1608 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0210	1616 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0220	1624 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0230	1638 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0240	1650 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0250	1662 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0260	1670 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0270	1678 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0280	1690 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0290	1702 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0300	1710 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0310	1724 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0320	1732 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00100-0330	1740 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0340	1748 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0350	1760 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0360	1776 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0370	1784 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0380	1798 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0390	1812 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0400	1826 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0410	1844 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0420	1860 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0430	1872 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0440	1884 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0450	1896 FOX GRAPE LOOP	65	\$10,865.13	\$938.15

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0020-00100-0460	1908 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0470	1920 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0480	1928 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0490	1936 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0500	1950 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0510	1962 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0520	1970 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0530	1974 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0540	1998 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00100-0560	2024 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00200-0010	1606 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0020	1566 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0030	1552 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0040	1544 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0050	1530 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0060	1541 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0070	1553 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0080	1565 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0090	1577 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00200-0100	1589 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0010	1539 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0020	1547 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0030		55	\$9,877.40	\$852.86
33-26-18-0020-00300-0040	1571 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0050	1579 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0060	1593 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0070	1601 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0080	1615 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0090	18861 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0100	18869 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0110	18883 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0120	18895 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0130	18901 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0140	18915 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0150	18923 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0160	1871 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00300-0170	1885 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00300-0180	1897 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00300-0230	18948 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0240	18940 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0250	18924 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0270	18908 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0280	18900 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0290	18886 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0020-00300-0300	18878 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00300-0310	18864 PAMPASS GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0010		55	\$9,877.40	\$852.86
33-26-18-0020-00400-0020	1659 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0030	1673 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0040	1685 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0050	1697 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0060	1715 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0070	1737 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0080	1781 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0090	1797 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0100	1815 FOX GRAPE LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0110	18922 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0120	18900 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0130	18894 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0140	18882 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00400-0150	18870 MUHLY GRASS LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0010	1588 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0020	1576 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0030	1564 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0040	1552 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0050	1540 WEATHER VANE LANE	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0060	1694 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0070	1690 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0080	1686 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0090	1678 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00500-0100	1672 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0010	1657 FEATHER GRASS LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00600-0020	1661 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0030	1665 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0040	1669 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0050	1673 FEATHER GRASS LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00600-0060	1675 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0070	1681 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0080	1687 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0090	1689 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0100	1695 FEATHER GRASS LOOP	55	\$9,877.40	\$852.86
33-26-18-0020-00600-0110	1971 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00600-0120	1995 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00600-0130	2011 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00600-0140	2023 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0020-00600-0150	2035 FOX GRAPE LOOP	65	\$10,865.13	\$938.15
33-26-18-0030-00700-0630	18936 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0640	18932 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0030-00700-0650	18928 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0660	18924 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0670	18920 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0680	18916 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0690	18910 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0700	18902 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0710	18898 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0720	18894 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0730	18890 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0740	18886 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0750	18882 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0760	18876 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0770	18870 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0780	18866 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0790	18860 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-00700-0800	18854 BEAUTYBERRY COURT	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0150	2038 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0160	2026 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0170	2020 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0180	2012 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0190	2006 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0200	2002 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0210	1996 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0220	1990 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0230	1986 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0240	1982 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0250	1978 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0260	1974 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0270	1968 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0280		TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0290	1958 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0300	1954 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0310	1950 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0320	1946 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0330	1942 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0340	1936 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0350	1932 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0360	1928 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0370	1920 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01200-0380	1914 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0010	1919 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0020	1923 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0030	1927 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0040	1931 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0030-01300-0050	1935 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0060	1939 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0070	1943 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0080	1947 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0090	1951 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0100	1955 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0110	1959 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0120	1963 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0130	1967 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0140	1971 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0150	1977 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0160	1981 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0170	1985 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0180	1989 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0190	1993 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0200	1997 LAKE WATERS PLACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0210		TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0220	2014 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0230	2006 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0240	1998 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0250	1990 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0260	1986 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0270	1982 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0280	1978 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0290	1970 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0300	1966 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0310	1962 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0320	1958 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0330	1954 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0340	1950 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0350	1948 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0360	1944 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0370	1936 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0380	1928 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0390	1920 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01300-0400	1912 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0010	1915 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0020	1919 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0030	1925 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0040	1931 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0050	1935 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0060	1941 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0070	1949 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0080		TH	\$5,926.44	\$511.72

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0030-01400-0090	1957 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0100	1961 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0110	1965 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0120	1969 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0130	1973 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0140	1977 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0150	1985 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0160	1991 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0170	1997 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0180	2005 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0190	2011 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01400-0200	2017 MILKWEED TRACE	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0010	18929 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0020	18923 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0030	18917 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0040	18911 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0050	18905 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0060	18899 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0070	18895 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0080	18889 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0090	18881 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0100	18877 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0110	18873 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0030-01500-0120	18869 FLORIDIAN WAY	TH	\$5,926.44	\$511.72
33-26-18-0040-00700-0010	18745 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0020	18753 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0030	18761 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0040	18773 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0050	18779 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0060	18783 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0070	18787 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0080	18793 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0090		45	\$7,901.92	\$682.29
33-26-18-0040-00700-0100	18811 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0110	18819 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0120	18827 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0130	18833 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0140	18837 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0150	18843 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0160	18851 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0170	18859 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0180	18865 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0190	18879 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0200	18887 DEER TRACKS LOOP	45	\$7,901.92	\$682.29

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0040-00700-0210	1735 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0220	1747 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0230	1755 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0240	1763 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0250	1771 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0260	1783 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0270	1791 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0280	1799 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0290	1807 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0300	1815 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0310	1827 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0320	1835 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0330	1849 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0340	1848 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0350	1842 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0360	1834 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0370	1830 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0380	1826 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0400	1812 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0410	1804 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0420	1796 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0430	1788 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0440	1780 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0450	1772 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0460	1764 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0470	1754 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0480	1742 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0490	1730 OAK HAMMOCK COURT	45	\$7,901.92	\$682.29
33-26-18-0040-00700-0500	1751 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0510	1763 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0520	1775 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0530	1787 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0540	1799 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0550	1811 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0560	1823 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0570	1835 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0580	1847 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0590	1855 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0600	1871 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0610	1883 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00700-0620	1895 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00800-0010	18770 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0020	18762 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0030	18758 DEER TRACKS LOOP	45	\$7,901.92	\$682.29

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll				
COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0040-00800-0040	18746 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0050	18738 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0060		45	\$7,901.92	\$682.29
33-26-18-0040-00800-0070	18726 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0080	18702 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0090	18910 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0100	18898 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0110	18890 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0120	18882 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0130	18876 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0140	18862 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0150	18854 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00800-0160	18840 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0010	18727 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0020	18715 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0030	18701 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0040	18695 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0050	18687 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0060		45	\$7,901.92	\$682.29
33-26-18-0040-00900-0070	18663 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0080	18651 DEER TRACKS LOOP	45	\$7,901.92	\$682.29
33-26-18-0040-00900-0090	1727 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00900-0100	1715 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00900-0110	1703 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00900-0120	1691 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00900-0130	1679 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00900-0140	1667 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-00900-0150	1653 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0010	1644 NATURE VIEW DRIVE	TH	\$5,926.44	\$511.72
33-26-18-0040-01000-0020	1656 NATURE VIEW DRIVE	TH	\$5,926.44	\$511.72
33-26-18-0040-01000-0030	1668 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01000-0040	1680 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0050	1692 NATURE VIEW DRIVE	65	\$10,865.13	\$938.15
33-26-18-0040-01000-0060	1704 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0070	1716 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0080	1728 NATURE VIEW DRIVE	65	\$10,865.13	\$938.15
33-26-18-0040-01000-0090	1740 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0100	1752 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0110	1764 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01000-0120	1772 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0130	1784 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0140	1792 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0150	1806 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0160	1818 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86

**Long Lake Ranch
Community Development District
Capital Improvement Revenue Refunding Bond, Series 2026**

Exhibit A: Assessment Roll

COUNTY PARCEL ID	PROPERTY ADDRESS	LOT SIZE	SERIES 2026 ASSESSMENTS	
			PRINCIPAL	ANNUAL INSTALLMENT (1)
33-26-18-0040-01000-0170	1830 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0180	1842 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0190	1854 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0200	1866 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0210	1878 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0220	1890 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01000-0230	1902 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0010	1914 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0020	1926 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0030	1938 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0040	1950 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0050	1962 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0060	1974 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0070	1986 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01100-0080	1998 NATURE VIEW DRIVE	55	\$9,877.40	\$852.86
33-26-18-0040-01200-0010	1909 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0020	1921 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0030	1933 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0040	1937 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0050	1945 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0060	1953 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0070	1965 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0080	1977 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0090	1985 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0100	1991 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
33-26-18-0040-01200-0110	1999 NATURE VIEW DRIVE	45	\$7,901.92	\$682.29
TOTAL SERIES 2026 ASSESSMENTS			\$3,142,000.00	\$271,295.21

(1) Includes principal, interest, collection and early payment discount costs.

EXHIBIT 1B

RETURN TO AGENDA

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") APPROVING THE SALE, ISSUANCE AND TERMS OF SALE OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2026 (THE "SERIES 2026 BOND") IN ORDER TO CURRENTLY REFUND AND REDEEM ALL OF THE OUTSTANDING PRINCIPAL AMOUNT OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014A-1 (THE "REFUNDED BONDS"); ESTABLISHING THE INTEREST RATE, MATURITY DATE, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING A PRIVATE PLACEMENT FOR THE SERIES 2026 BOND; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF FOURTH SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2026 BOND; APPROVING THE FORM OF THE SERIES 2026 BOND; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2026 BOND; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2026 BOND; AUTHORIZING CERTAIN OFFICERS AND AGENTS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE SERIES 2026 BOND AND THE REFUNDING OF THE REFUNDED BONDS; APPOINTING A VERIFICATION AGENT; DESIGNATING THE SERIES 2026 BOND AS A "QUALIFIED TAX EXEMPT OBLIGATION" PURSUANT TO SECTION 265(B)(3) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Long Lake Ranch Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of the Long Lake Ranch Community Development District Capital Improvement Revenue Refunding Bond, Series 2026 (the "Series 2026 Bond") to be issued under and pursuant to a Master Trust Indenture, dated as of June 1, 2014 (the "Master Indenture"), between the District

and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture to be dated as of the first day of the first month and year in which the Series 2026 Bond is issued thereunder (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee, in order to currently refund and redeem all of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2014A-1 (the "Refunded Bonds");

WHEREAS, the Board has received a proposal from SouthState Bank, N.A. (together with its successors and assigns, the "Lender") in the nature of a non-binding proposal (the "Proposal") submitted through MBS Capital Markets, LLC (the "Placement Agent") for the purchase of the Series 2026 Bond, and the Board has previously approved such Proposal at a meeting of the Board duly called and held on April 2, 2026; and

WHEREAS, in conjunction with the sale and issuance of the Series 2026 Bond, it is necessary to approve the form of the Supplemental Indenture, to establish the principal amount, interest rate, maturity date, redemption provisions, placement fee, costs and certain other details with respect thereto, to approve the form of the Series 2026 Bond and to provide for various other matters with respect to the Series 2026 Bond and the refunding and redemption of the Refunded Bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meanings ascribed to them in the Indenture.

2. Award. Pursuant to Section 190.016(7), Florida Statutes, the Board hereby determines that, in its judgment, the issuance of the Series 2026 Bond will be advantageous to the District. The sale of the Series 2026 Bond to the Lender upon the terms and conditions set forth in the Proposal (as such terms and conditions may be modified in the Supplemental Indenture and closing documents to be entered into in connection with the issuance of the Series 2026 Bond, the execution of all such documents to be conclusive evidence of the approval by the District of such modifications), and in a principal amount not to exceed \$3,555,000, is hereby authorized and approved. The Placement Agent shall be paid a placement fee of 1.5% of the principal amount of the Series 2026 Bond, the payment of which fee from the proceeds of the Series 2026 Bond is hereby approved.

3. Private Placement. The Board hereby determines that a private placement of the Series 2026 Bond through the facilities of the Placement Agent is in the best interests of the District because the market for instruments such as the Series 2026 Bond is limited, because of prevailing market conditions and because the

delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2026 Bond.

4. Approval of Form of Supplemental Indenture; Ratification of Master Indenture; Appointment of Trustee, Paying Agent and Bond Registrar. Attached hereto as Exhibit A is the form of Supplemental Indenture, which is hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Supplemental Indenture and the Chairman is hereby authorized to deliver to the Trustee the Supplemental Indenture which, when executed and delivered by the Trustee, shall constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms. The Master Indenture as executed and delivered and the appointment of U.S. Bank Trust Company, National Association, as successor Trustee, Paying Agent and Bond Registrar under the Master Indenture is hereby ratified and confirmed and U.S. Bank Trust Company, National Association is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

5. Description of Series 2026 Bond. The Series 2026 Bond shall be dated as of the date of issuance and delivery to the Lender and shall be issued in one Series in a principal amount not to exceed \$3,555,000, having such details as are set forth in the Series 2026 Bond and as reflected in the Supplemental Indenture. The Series 2026 Bond shall be subject to redemption on the terms, at the times and prices and in the manner provided in the form of Series 2026 Bond attached to the Supplemental Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest and seal the Series 2026 Bond and the Chairman is hereby authorized to deliver to the Trustee for authentication and delivery to the Lender upon payment by the Lender of the purchase price therefor, the Series 2026 Bond which, when authenticated and delivered by the Trustee, shall be the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

The Series 2026 Bond shall be secured by, and the District in the Supplemental Indenture grants to the Trustee for the benefit of the Lender, a lien on and a pledge of the Series 2026 Assessments imposed, levied and collected by the District in accordance with the Act, as more specifically described in the Supplemental Indenture. In addition, the Series 2026 Bond shall be secured by a lien and pledge of all amounts on deposit in the Funds and Accounts established under the Supplemental Indenture, except for any amounts in the Series 2026 Rebate Account, all in accordance with the Supplemental Indenture.

6. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2026 Bond, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Section 286.011, Florida Statutes.

7. Other Actions. The Chairman, the Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2026 Bond and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, this Resolution, and the Proposal.

The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

8. Deposits to Funds and Accounts. The Trustee is hereby authorized and directed to apply the proceeds of the Series 2026 Bond in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture. Amounts on deposit in the Funds and Accounts for the Refunded Bonds shall be applied as directed by the Chairman in a certificate directed to the Trustee and delivered at the closing on the Series 2026 Bond, subject to the approval of Bond Counsel.

9. Refunding of the Refunded Bonds; Execution and Delivery of Other Instruments; Appointment of Verification Agent. The Board hereby authorizes and approves the refunding of the Refunded Bonds. The Board hereby authorizes the Chairman and the Secretary to execute and deliver, receive or enter into such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the refunding of the Refunded Bonds and the issuance, sale and delivery of the Series 2026 Bond.

The Chairman is hereby authorized and directed to appoint Causey Public Finance, LLC as verification agent if required in connection with the transactions contemplated hereby.

10. Designation of the Series 2026 Bond as a "Qualified Tax-Exempt Obligation" Pursuant to Section 265(b)(3) of the Code. The Series 2026 Bond is currently anticipated to be issued in a principal amount less than \$10,000,000. The District does not reasonably expect to issue more Bonds in the current calendar year 2026 and therefore does not expect to issue more than \$10,000,000 of tax-exempt

obligations in the current calendar year. Accordingly, the District hereby designates the Series 2026 Bond as a "bank qualified obligation" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended. Such designation shall be further evidenced in the Arbitrage Certificate of the District delivered in connection with the closing of the Series 2026 Bond and by selecting the appropriate check box on IRS Form 8038-G filed in relation to the Series 2026 Bond.

11. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents and consultants of the District in furtherance of the issuance of the Series 2026 Bond, including but not limited to the approval of the Proposal, are hereby approved, confirmed and ratified.

12. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

13. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

PASSED in Public Session of the Board of Supervisors of Long Lake Ranch Community Development District, this 7th day of May, 2026.

**LONG LAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman,
Board of Supervisors

Exhibit A – Form of Supplemental Indenture

EXHIBIT A

FORM OF SUPPLEMENTAL INDENTURE

(attached hereto)

FOURTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

AND

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS SUCCESSOR IN INTEREST TO
U.S. BANK NATIONAL ASSOCIATION**

AS TRUSTEE

Dated as of May 1, 2026

**\$3,142,000 Capital Improvement Revenue Refunding Bond,
Series 2026**

TABLE OF CONTENTS

This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this Fourth Supplemental Trust Indenture.

ARTICLE I DEFINITIONS

Section 101.	Definitions.....	4
--------------	------------------	---

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BOND

Section 201.	Authorization of Series 2026 Bond	8
Section 202.	Terms	9
Section 203.	Dating; Interest Accrual; Interest Adjustment	9
Section 204.	Denominations.....	11
Section 205.	Transfer Restrictions.....	11
Section 206.	Bond Registrar and Paying Agent	11
Section 207.	Conditions Precedent to Issuance of Series 2026 Bond	11

ARTICLE III REDEMPTION OF SERIES 2026 BOND

Section 301.	Series 2026 Bond Subject to Redemption	12
--------------	--	----

ARTICLE IV DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401.	Establishment of Accounts.....	12
Section 402.	Use of Series 2026 Bond Proceeds	13
Section 403.	Series 2026 Costs of Issuance Account	14
Section 404.	Reserved.....	14
Section 405.	Reserved.....	14
Section 406.	Amortization Installments; Order of Redemption	14
Section 407.	Tax Covenants	14
Section 408.	Series 2026 Revenue Account; Application of Revenues and Investment Earnings	14

ARTICLE V CONCERNING THE TRUSTEE

Section 501.	Acceptance by Trustee.....	16
Section 502.	Limitation of Trustee's Responsibility.....	17
Section 503.	Trustee's Duties	17

**ARTICLE VI
ADDITIONAL BONDS**

Section 601. No Parity Bonds..... 17

**ARTICLE VII
MISCELLANEOUS**

Section 701. Confirmation of Master Indenture..... 17
Section 702. Collection of Assessments 17
Section 703. Additional Covenants of the District 18
Section 704. Payment of Rebate Amount 19
Section 705. Brokerage Statements 20
Section 706. Patriot Act Requirements of the Trustee..... 20
Section 707. Payment Dates..... 20
Section 708. Notices..... 20

Exhibit A – Form of Series 2026 Bond

FOURTH SUPPLEMENTAL TRUST INDENTURE

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (this "Fourth Supplemental Indenture") is dated as of May 1, 2026, between **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association, authorized to accept and execute trusts of the character herein set forth, with its designated corporate trust office located at 225 East Robinson Street, Suite 250, Orlando, Florida 32801, Attention: Corporate Trust Department.

WHEREAS, the District entered into a Master Trust Indenture, dated as of June 1, 2014 (the "Master Indenture" and together with this Fourth Supplemental Indenture, the "Indenture"), with the Trustee to secure the issuance of its Long Lake Ranch Community Development District Capital Improvement Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution No. 2013-22, adopted by the Governing Body of the District on May 3, 2013, the District has authorized the issuance, sale and delivery of not to exceed \$50,000,000 of Bonds, to be issued in one or more Series of Bonds as authorized under the Master Indenture, which Bonds were validated by final judgment of the Sixth Judicial Circuit of Florida, in and for Pasco County on August 20, 2013, the appeal period for which expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2014-03, on February 26, 2014, providing for the acquisition, construction and installation of assessable capital improvements (the "Capital Improvement Program"), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the Costs of the acquisition, construction and installation of the Capital Improvement Program and the Governing Body of the District duly adopted Resolution No. 2014-07, on April 3, 2014, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments and the benefited property; and

WHEREAS, pursuant to Resolution No. 2014-09, adopted by the Governing Body of the District on April 17, 2014, the District authorized, issued and sold its \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 (the "Series 2014A-1 Bonds") and its \$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2 (the "Series 2014A-2 Bonds" and, together with the Series 2014A-1 Bonds, the "Series 2014A

Bonds"), as an issue of Bonds under the Master Indenture, and authorized the execution and delivery of the Master Indenture and a First Supplemental Trust Indenture, dated as of June 1, 2014 (the "First Supplemental Indenture"), between the District and the Trustee to secure the issuance of the Series 2014A Bonds and to set forth the terms of the Series 2014A Bonds; and

WHEREAS, the Series 2014A-1 Bonds are currently Outstanding in the aggregate principal amount of \$3,445,000 (the Outstanding principal of such Series 2014A-1 Bonds hereinafter referred to as the "Refunded Bonds"), and the Series 2014A-2 Bonds are no longer Outstanding; and

WHEREAS, the District applied the proceeds of the Series 2014A Bonds to (a) finance the Cost of acquiring, constructing and equipping a portion of the Series 2014 Project (as defined in the First Supplemental Indenture), (b) pay certain costs associated with the issuance of the Series 2014A Bonds, (c) make a deposit into the Series 2014A-1 Reserve Account and into the Series 2014A-2 Reserve Account to be held jointly for the benefit of all of the Series 2014A Bonds, without privilege or priority of one Series 2014A Bond over another, and (d) pay a portion of the interest to become due on the Series 2014A Bonds; and

WHEREAS, the Series 2014A Bonds are payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District in accordance with the Assessment Proceedings (as defined in the First Supplemental Indenture) with respect to property specially benefited by the Series 2014 Project, which, together with the Series 2014A Pledged Funds (as defined in the First Supplemental Indenture) comprise the Series 2014A Trust Estate (as defined in the First Supplemental Indenture); and

WHEREAS, the District has determined that under existing market conditions, it would be in the best financial interest of the District to currently refund and redeem all of the Refunded Bonds in order to achieve annual debt service savings and reduce the annual payments for Assessments securing the Bond issued to refund the Refunded Bonds; and

WHEREAS, pursuant to Resolution No. 2026-07, adopted by the Governing Body of the District on May 7, 2026, the District has authorized the issuance, sale and delivery of, among other things, its \$3,142,000 Long Lake Ranch Community Development District Capital Improvement Revenue Refunding Bond, Series 2026 (the "Series 2026 Bond"), which is issued hereunder as an issue of Bonds under the Master Indenture, and has ratified and confirmed the Master Indenture and authorized the execution and delivery of this Fourth Supplemental Indenture to secure the issuance of the Series 2026 Bond and to set forth the terms of the Series 2026 Bond and the sale thereof; and

WHEREAS, the District will apply the proceeds of the Series 2026 Bond, together with other funds of the District, to (a) currently refund and redeem all of

the Refunded Bonds, (b) pay certain costs associated with the issuance of the Series 2026 Bond, and (c) pay a portion of the interest to become due on the Series 2026 Bond; and

WHEREAS, the Series 2026 Bond will be payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District in accordance with the Series 2026 Assessment Proceedings (hereinafter defined) with respect to property specially benefited by the Series 2014 Project (the "Series 2026 Assessments"); and

WHEREAS, the execution and delivery of the Series 2026 Bond and of this Fourth Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2026 Bond, when executed by the District and authenticated by the Trustee, a valid and binding legal obligation of the District and to make this Fourth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2026 Trust Estate (hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FOURTH SUPPLEMENTAL INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2026 Bond by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the Series 2026 Bond Outstanding from time to time, according to its tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the Series 2026 Bond (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts established under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, the revenues derived by the District from the Series 2026 Assessments (the "Series 2026 Pledged Revenues") and the Funds and Accounts (except for the Series 2026 Rebate Account) established hereby (the "Series 2026 Pledged Funds") which shall constitute the Trust Estate securing the Series 2026 Bond (the "Series 2026 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended

so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2026 Bond issued under and secured by this Fourth Supplemental Indenture and any Refunding Bonds issued under the Master Indenture and permitted hereunder, without preference, priority or distinction as to lien or otherwise, of any one Bond over any other Bond by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2026 Bond or any portion thereof issued, secured and Outstanding under this Fourth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2026 Bond and this Fourth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fourth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fourth Supplemental Indenture, then upon such final payments, this Fourth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the Series 2026 Bond or such portion thereof, otherwise this Fourth Supplemental Indenture shall remain in full force and effect;

THIS FOURTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the Series 2026 Bond issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as expressed in the Master Indenture (except as amended directly or by implication by this Fourth Supplemental Indenture) and this Fourth Supplemental Indenture, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the Owner of the Series 2026 Bond, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly

requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (a) expressly given a different meaning herein or (b) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Arbitrage Certificate" shall mean the Certificate as to Arbitrage and Certain Other Tax Matters of the District dated as of May 11, 2026.

"Assessment Methodology" shall mean the Final Restated Master Special Assessment Allocation Report, dated April 3, 2014, prepared by Rizzetta & Company, Incorporated, as supplemented by the Fourth Supplemental Special Assessment Allocation Report, dated May 7, 2026, prepared by the Methodology Consultant.

"Authorized Denomination" shall mean, with respect to the Series 2026 Bond, the then Outstanding principal amount of the Series 2026 Bond, from time to time; provided, however, that any partial redemption of the Series 2026 Bond shall be in integral whole number multiples of \$1,000.

"Default Rate" shall mean, upon the occurrence and during the continuance of an Event of Default, an interest rate of 6.00% per annum.

"Delinquent Assessment Interest" shall mean Series 2026 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Interest has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

"Delinquent Assessment Principal" shall mean Series 2026 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Principal has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

"Delinquent Assessments" shall mean, collectively, Delinquent Assessment Principal and Delinquent Assessment Interest.

"Determination of Taxability" shall mean the occurrence after the date of issuance of the Series 2026 Bond of a final decree or judgment of any federal court or a final action of the Internal Revenue Service determining that interest paid or payable on all or a portion of the Series 2026 Bond is or was includable in the gross income of an Owner for federal income tax purposes; provided, however, that no such decree, judgment, or action will be considered final for this purpose unless the District has been given written notice and, if it is so desired and is legally allowed, has been afforded the opportunity at the District's own expense to contest the same,

either directly or in the name of any Owner, and until the conclusion of any appellate review, if sought. A Determination of Taxability does not include and is not triggered by a change in law by Congress that causes the interest to be includable under the Owner's gross income. For all purposes of this definition, the effective date of any Determination of Taxability will be the first date as of which interest is deemed includable in the gross income of the registered Owner of the Series 2026 Bond.

"Event of Default" with respect to the Series 2026 Bond shall mean (a) an Event of Default under the Master Indenture, (b) any representation or warranty made in writing by or on behalf of the District in the Indenture shall prove to have been false or incorrect in any material respect on the date made or reaffirmed, or (c) the District defaults in the due and punctual performance of any other covenant under this Fourth Supplemental Indenture or the Series 2026 Bond and such default continues for a period of thirty (30) days ("**Cure Period**") after the earlier of (i) the date the District was required to give notice pursuant Section 703(b) hereof or (ii) the date written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Lender; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within the Cure Period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within the Cure Period and shall diligently and continuously prosecute the same to completion, but in no event shall the Cure Period be longer than sixty (60) days in the aggregate, unless the Owner shall agree in writing to an extension of such time prior to its expiration. For the avoidance of doubt, because no Series Reserve Account has been established for the Series 2026 Bond, Section 902(g) of the Master Indenture shall not apply to, and a failure to satisfy the requirements thereof shall not constitute an Event of Default with respect to, the Series 2026 Bond.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2026.

"Interest Rate" shall mean a per annum rate equal to (a) the Tax Exempt Rate prior to the occurrence of a Determination of Taxability, and (b) after a Determination of Taxability, the Taxable Rate, each subject to adjustment upon an Event of Default.

"Lender" or **"Owner"** shall mean initially, SouthState Bank, N.A. and/or its affiliates, successors and assigns, as the initial registered owner (or its authorized representative) of the Series 2026 Bond.

"Methodology Consultant" shall mean J.H. McKay, LLC.

"Series 2026 Assessment Interest" shall mean the interest on the Series 2026 Assessments which is pledged to the Series 2026 Bond.

"Series 2026 Assessment Principal" shall mean the principal amount of Series 2026 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2026 Bond, other than applicable Delinquent Assessment Principal and Series 2026 Prepayments.

"Series 2026 Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2026 Assessments which include Resolution Nos. 2014-03, 2014-04, 2014-07 and 2026-08, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2026 Assessments and the Assessment Methodology as approved thereby.

"Series 2026 Assessment Revenues" shall mean all revenues derived by the District from the Series 2026 Assessments, including Delinquent Assessments, proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the District in excess of the Interest Rate on the Series 2026 Bond.

"Series 2026 Investment Obligations" shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District:

(a) Government Obligations that have a maturity of not more than 365 days from the date of acquisition;

(b) Both (i) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by Moody's and S&P at the time of purchase (Aaa-mf and AAAM, respectively), and (ii) shares of money market mutual funds that invest only in Government Obligations;

(c) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks and which bank at the time of purchase has its short-term deposits rated at least "A-1" by S&P or "P-1" by Moody's; and

(d) Commercial paper of any entity formed under the laws of the United States of America or any state thereof (having maturities of not more than 270 days) and which commercial paper has a short term rating at the time of purchase of at least "A-1" by S&P and "P-1" by Moody's.

Under all circumstances, the Trustee shall be entitled to conclusively rely that any investment directed in writing by an Authorized Officer of the District is permitted under the Indenture and is a legal investment for funds of the District.

"Series 2026 Prepayment Interest" shall mean the interest on the Series 2026 Prepayments received by the District.

"Series 2026 Prepayments" shall mean the excess amount of Series 2026 Assessment Principal received by the District over the Series 2026 Assessment Principal included within a Series 2026 Assessment appearing on any outstanding and unpaid tax bill or direct collect invoice, whether or not mandated to be prepaid in accordance with the Series 2026 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2026 Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

"State" shall mean the State of Florida.

"Taxable Period" shall mean the period of time between (a) the date that interest on the Series 2026 Bond is deemed to be includable in the gross income of the Owner thereof for federal income tax purposes as a result of a Determination of Taxability, and (b) the date of the Determination of Taxability and after which the Series 2026 Bond bears interest at the Taxable Rate.

"Taxable Rate" shall mean, upon a Determination of Taxability, an interest rate of 5.70% per annum.

"Tax Exempt Rate" shall mean a fixed interest rate of 4.50% per annum.

"Uniform Method" shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2026 BOND

Section 201. Authorization of Series 2026 Bond. The Series 2026 Bond is hereby authorized to be issued in the principal amount of \$3,142,000 for the purposes enumerated in the recitals hereto to be designated "Long Lake Ranch Community Development District Capital Improvement Revenue Refunding Bond, Series 2026." The Series 2026 Bond shall be substantially in the form attached hereto as Exhibit A. The Series 2026 Bond shall bear the designation "2026R-1."

The Series 2026 Bond shall be initially issued in the form of a single certificated fully registered Series 2026 Bond. Subject to Section 205 hereof, the provisions of the Master Indenture with respect to the registration, transfer and exchange of Bonds shall apply to the Series 2026 Bond.

Section 202. Terms. The Series 2026 Bond shall be issued as one (1) Term Bond, shall be dated as of the date of its issuance and delivery to the initial purchaser thereof, shall bear interest at the fixed interest rate per annum, subject to adjustment as hereinafter provided, and shall mature in the amount and on the date set forth below:

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Initial Interest Rate</u>
\$3,142,000	May 1, 2044	4.50%

Section 203. Dating; Interest Accrual; Interest Adjustment. (a) The Series 2026 Bond shall be dated May 11, 2026. The Series 2026 Bond shall also bear its date of authentication. The Series 2026 Bond shall bear interest at the Interest Rate from its date.

(b) The District shall pay interest upon the unpaid principal balance of the Series 2026 Bond at the Interest Rate, subject to adjustment as provided herein. Interest on the Series 2026 Bond shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be calculated based upon a year of 360 days consisting of twelve (12) thirty (30) day months.

(c) Except as otherwise provided herein, upon the occurrence of a Determination of Taxability and for as long as the Series 2026 Bond remains Outstanding, the Interest Rate on the Series 2026 Bond shall be converted to the Taxable Rate and this adjustment shall survive payment on the Series 2026 Bond until such time as the federal statute of limitations under which the interest on the Series 2026 Bond could be declared taxable under the Code shall have expired. In addition, upon a Determination of Taxability, the District shall, immediately upon demand but to the extent in the first year that there are insufficient amounts on deposit for the payment thereof, pay to the Lender (or prior holders, if applicable) (i) an additional amount equal to the difference between (A) the amount of interest actually paid on the Series 2026 Bond during the Taxable Period, and (B) the amount of interest that would have been paid during the Taxable Period had the Series 2026 Bond borne interest at the Taxable Rate, and (ii) an amount equal to any interest penalties and additions to tax (as referred to in Subchapter A of Chapter 68 of the Code) owed by the Lender as a result of the Determination of Taxability. The District hereby covenants that on each date it certifies for collection Series 2026 Assessments following the effective date of the Determination of Taxability, it will certify for collection Series 2026 Assessments in an amount that will provide sufficient Series 2026 Pledged Revenues to pay, in addition to the current year's Debt Service, the difference between the Tax Exempt Rate and the Taxable Rate from the effective date of the Determination of Taxability to the

immediately succeeding November 1, together with any interest, penalties, additions to tax and any other amounts owed by the Owner as a result of such Determination of Taxability (the "Taxable Rate Differential"). Notwithstanding anything else provided herein, the District shall have no obligation to levy and collect any portion of the Taxable Rate Differential that causes the interest component of the Series 2026 Assessments to exceed the Taxable Rate, and the non-payment of such portion of the Taxable Rate Differential shall not constitute an Event of Default under the Indenture so long as the interest component of the Series 2026 Assessments is at least the Taxable Rate.

(d) Upon the occurrence and during the continuance of an Event of Default, interest on the Series 2026 Bond shall accrue from the date of the default at an interest rate equal to the Default Rate. In addition, the Lender may, at its option, collect a late charge (the "Late Charge") of five percent (5.0%) of any payment not received by the Lender within ten (10) days after the payment is due upon an Event of Default; provided, however, that any Late Charge shall be payable solely from the Series 2026 Pledged Revenues and if the District does not have sufficient Series 2026 Pledged Revenues to pay such Late Charge, the District shall not be required to collect additional Series 2026 Assessments to pay such Late Charge. The District hereby covenants that on each date it certifies for collection Series 2026 Assessments following an Event of Default, it will certify for collection Series 2026 Assessments in an amount that will provide sufficient Series 2026 Pledged Revenues to pay, in addition to the current year's Debt Service, the difference between the Interest Rate then in effect and the Default Rate from the date of the Event of Default to the immediately succeeding November 1 (the "Default Rate Differential"). Notwithstanding anything else provided herein, the District shall have no obligation to levy and collect any portion of the Default Rate Differential that causes the interest component of the Series 2026 Assessments to exceed the Default Rate, and the non-payment of such portion of the Default Rate Differential shall not constitute an Event of Default under the Indenture so long as the interest component of the Series 2026 Assessments is at least the Default Rate.

(e) The Trustee is entitled to assume, in the absence of written notice from the Owner to the contrary, that the Interest Rate is the Tax Exempt Rate. The Owner is responsible for informing the Trustee and the District, in writing, as soon as practicable, of the effective date of the Taxable Rate, any Taxable Rate Differential, the effective date of the Default Rate, and/or any Default Rate Differential. Additionally, the Trustee is entitled to assume that the Taxable Rate and the amount of the Taxable Rate Differential and the Default Rate and the amount of the Default Rate Differential provided by the Owner are conclusive absent manifest error and the Trustee shall have no duty to calculate or verify the calculation of the Taxable Rate, the Taxable Rate Differential, the Default Rate, or the Default Rate Differential. In no event, however, shall the Interest Rate, together with all fees, charges, and other amounts which may be treated as interest

with respect thereto under applicable law, exceed the maximum rate permitted by law.

Section 204. Denominations. The Series 2026 Bond shall be issued in the Authorized Denomination.

Section 205. Transfer Restrictions. The registration of ownership of the Series 2026 Bond may be transferred only in whole and only to an affiliate of the Lender or a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely. The Series 2026 Bond shall bear a legend consistent with this Section 205.

Section 206. Bond Registrar and Paying Agent. The District appoints the Trustee as Bond Registrar and Paying Agent for the Series 2026 Bond.

Section 207. Conditions Precedent to Issuance of Series 2026 Bond. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2026 Bond, the Series 2026 Bond shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee and the Lender of:

- (a) certified copies of the Series 2026 Assessment Proceedings;
- (b) executed copies of the Master Indenture and this Fourth Supplemental Indenture;
- (c) a customary Bond Counsel opinion in a form satisfactory to the Lender;
- (d) an opinion of Counsel to the District to the effect that all proceedings undertaken by the District with respect to the Series 2026 Assessments have been in accordance with State law, the District has taken all action necessary to levy and impose the Series 2026 Assessments and the Series 2026 Assessments are legal, valid and binding liens upon the property against which such Series 2026 Assessments are assessed, coequal with the lien of all State, county, district and municipal ad valorem taxes, and superior in dignity to all other liens, titles and claims against such property then existing or thereafter created, until paid;
- (e) a certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2026 Bond, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fourth Supplemental Indenture;
- (f) a certificate of the Methodology Consultant to the effect that the benefit from the Series 2014 Project equals or exceeds the amount of Series 2026 Assessments, the Series 2026 Assessments are fairly and reasonably allocated

across the lands subject to the Series 2026 Assessments and the Series 2026 Assessments are sufficient to pay Debt Service on the Series 2026 Bond;

(g) a verification report prepared by Causey Public Finance, LLC; and

(h) the defeasance opinion of bond counsel required by the Master Indenture and addressed to the District, the Lender and the Trustee.

Payment to the Trustee of the net proceeds from the issuance of the Series 2026 Bond shall conclusively evidence that the foregoing conditions precedent have been met to the satisfaction of the Lender.

ARTICLE III REDEMPTION OF SERIES 2026 BOND

Section 301. Series 2026 Bond Subject to Redemption. The Series 2026 Bond is subject to redemption prior to maturity as provided in the form thereof attached hereto as Exhibit A. Interest on the Series 2026 Bond or portion thereof called for redemption shall be paid on the date of redemption from the Series 2026 Interest Account or from the Series 2026 Revenue Account to the extent moneys in the Series 2026 Interest Account are insufficient for such purpose. Moneys in the Series 2026 Optional Redemption Subaccount shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of the Series 2026 Bond.

Anything herein or in the Master Indenture to the contrary notwithstanding, the District shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Trustee at least ten (10) Business Days prior to the date of redemption, and the Trustee shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Lender at least two (2) Business Days prior to the date of redemption.

ARTICLE IV DEPOSIT OF SERIES 2026 BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Accounts:

(a) within the Acquisition and Construction Fund held by the Trustee, a Series 2026 Costs of Issuance Account;

(b) within the Debt Service Fund held by the Trustee: (i) a Series 2026 Debt Service Account and therein a Series 2026 Sinking Fund Account and a Series 2026 Interest Account; and (ii) a Series 2026 Redemption Account and therein a Series 2026 Prepayment Subaccount and a Series 2026 Optional Redemption Subaccount;

(c) within the Revenue Fund held by the Trustee, a Series 2026 Revenue Account; and

(d) within the Rebate Fund held by the Trustee, a Series 2026 Rebate Account.

For the Series 2026 Bond, there is no Series Reserve Account Requirement and, therefore, no Series Reserve Account is established herein

Section 402. Use of Series 2026 Bond Proceeds. The proceeds of sale of the Series 2026 Bond in the amount of \$3,142,000.00, plus \$550,930.62 of other moneys (consisting of \$315,100.00 transferred from the Series 2014A-1 Reserve Account, \$234,680.62 transferred from the Series 2014A Revenue Account and \$1,150.00 transferred from the Series 2014A-1 Prepayment Subaccount), for a grand total of \$3,692,930.62, shall as soon as practicable upon the delivery thereof to the Trustee by the District pursuant to Section 207 of the Master Indenture, be applied as follows:

(a) \$166,808.95 from the proceeds of the Series 2026 Bond, representing the costs of issuance relating to the Series 2026 Bond, shall be deposited to the credit of the Series 2026 Costs of Issuance Account;

(b) \$66,767.50 shall be transferred from the Series 2014A Revenue Account to the Series 2026 Interest Account and applied to the payment of interest coming due on the Series 2026 Bond through November 1, 2026; and

(c) the balance of the proceeds of the Series 2026 Bond, \$2,975,191.05, together with \$315,100.00 transferred from the Series 2014A-1 Reserve Account, \$167,913.12 transferred from the Series 2014A Revenue Account and \$1,150.00 transferred from the Series 2014A-1 Prepayment Subaccount for a total of \$3,459,354.17, shall be deposited to the Series 2014A Optional Redemption Subaccount in the Series 2014A Redemption Account established pursuant to the First Supplemental Indenture to refund and redeem the Refunded Bonds on May 26, 2026.

Upon the redemption of the Refunded Bonds, the Trustee is directed to transfer any remaining balance in the Funds and Accounts for the Refunded Bonds to the Series 2026 Revenue Account and to close all Funds and Accounts for the Refunded Bonds.

Section 403. Series 2026 Costs of Issuance Account. The amount deposited in the Series 2026 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2026 Bond. On the date of issuance of the Series 2026 Bond, costs of issuance shall be paid pursuant to the instructions in the closing memorandum prepared by MBS Capital Markets, LLC and signed by an Authorized Officer. On the earlier to occur of (x) the written direction of an Authorized Officer or (y) six (6) months from the date of issuance of the Series 2026 Bond, any amounts deposited in the Series 2026 Costs of Issuance Account for which the Trustee has not received a requisition to pay such costs shall be transferred over and deposited into the Series 2026 Revenue Account and used for the purposes permitted therefor. Any deficiency in the amount allocated to pay the costs of issuance relating to the Series 2026 Bond shall be paid from excess moneys on deposit in the Series 2026 Revenue Account pursuant to Section 408(d) THIRD hereof. When such deficiency has been satisfied and no moneys remain therein, the Series 2026 Costs of Issuance Account shall be closed.

Section 404. Reserved.

Section 405. Reserved.

Section 406. Amortization Installments; Order of Redemption. (a) The Amortization Installments established for the Series 2026 Bond shall be as set forth in the form of Series 2026 Bond attached hereto.

(b) Upon any redemption of the Series 2026 Bond (other than any portion of the Series 2026 Bond redeemed in accordance with scheduled Amortization Installments and other than any portion of the Series 2026 Bond redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to reamortize the remaining Outstanding Series 2026 Bond, after giving effect to such redemption, in substantially equal annual installments of principal and interest (subject to rounding to \$1,000 integral amounts of principal, except for the final installment) over the remaining term of the Series 2026 Bond. The Trustee shall have no duty to revise or verify any recalculation of the Amortization Installments.

Section 407. Tax Covenants. The District shall comply with the Arbitrage Certificate, including but not limited to the Tax Regulatory Covenants set forth as an exhibit to the Arbitrage Certificate, as amended and supplemented from time to time in accordance with their terms.

Section 408. Series 2026 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited in the Series 2026 Revenue Account by this Section 408 or by any other provision of the Master Indenture or

this Fourth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2026 Revenue Account (i) Series 2026 Assessment Revenues other than Series 2026 Prepayments (which Series 2026 Prepayments shall be identified by the District to the Trustee as such in writing upon deposit, upon which certification the Trustee may conclusively rely, and which shall be deposited into the Series 2026 Prepayment Subaccount), (ii) Series 2026 Prepayment Interest, and (iii) any other revenues required by other provisions of the Indenture to be deposited into the Series 2026 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Interest Payment Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2026 Prepayment Subaccount and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2026 Revenue Account for deposit into the Series 2026 Prepayment Subaccount an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining in the Series 2026 Revenue Account to pay Debt Service coming due on the Series 2026 Bond on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of all or a portion of the Series 2026 Bond on the next succeeding Interest Payment Date in the maximum principal amount for which moneys are then on deposit in the Series 2026 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of all or a portion of the Series 2026 Bond set forth in the form of Series 2026 Bond attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2026 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2026 Interest Account, the amount, if any, equal to the difference between the amount of interest payable on the Series 2026 Bond then Outstanding on such May 1 or November 1, and the amount already on deposit in the Series 2026 Interest Account not previously credited;

SECOND, on May 1, 2027, and on each May 1 thereafter, to the Series 2026 Sinking Fund Account, the amount, if any, equal to the difference between the

Amortization Installment due on such May 1 and the amount already on deposit in the Series 2026 Sinking Fund Account not previously credited; and

THIRD, the balance shall first be deposited into the Series 2026 Costs of Issuance Account to fund any deficiencies in the amount allocated to pay the costs of issuance relating to the Series 2026 Bond, and then the balance shall be retained in the Series 2026 Revenue Account.

On or after each November 2, the balance on deposit in the Series 2026 Revenue Account on such date may be deposited into the Series 2026 Prepayment Subaccount and applied on the next succeeding Redemption Date to the extraordinary mandatory redemption of a portion of the Series 2026 Bond; provided, however, that such transfer may only be made at the option of the District in its sole discretion and only upon the Trustee receiving written direction from the District directing the Trustee to make such transfer; and provided further, however, that on the date of such proposed transfer (a) there are no fees or expenses of the Trustee due, and (b) the Trustee shall not have actual knowledge (as described in Section 606 of the Master Indenture) of an Event of Default under the Master Indenture or hereunder relating to the Series 2026 Bond. So long as the Trustee has not received written direction from the District directing the Trustee to make such transfer, the balance on deposit in the Series 2026 Revenue Account shall remain therein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2026 Revenue Account to the Series 2026 Rebate Account the amount due and owing to the United States, which amount shall be paid to the United States when due in accordance with such Arbitrage Certificate.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2026 Bond shall be invested only in Series 2026 Investment Obligations. Earnings on investments in the Series 2026 Interest Account shall be retained, as realized, in such Account and used for the purpose of such Account. Earnings on investments in the Funds and Accounts other than as set forth above shall be deposited, as realized, to the credit of the Series 2026 Revenue Account and used for the purpose of such Account.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fourth Supplemental Indenture and agrees to

perform such trusts upon the terms and conditions set forth herein and in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fourth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI ADDITIONAL BONDS

Section 601. No Parity Bonds. Other than Refunding Bonds issued to refund all of the then Outstanding Series 2026 Bond, the issuance of which results in net present value Debt Service savings, the District shall not, while the Series 2026 Bond is Outstanding, issue or incur any debt payable in whole or in part from the Series 2026 Trust Estate.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Fourth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Fourth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fourth Supplemental Indenture and to the Series 2026 Bond issued hereunder.

Section 702. Collection of Assessments. Anything herein or in the Master Indenture to the contrary notwithstanding but subject to the immediately succeeding sentence, Series 2026 Assessments pledged hereunder to secure the Series 2026 Bond shall be collected pursuant to the Uniform Method. To the extent the District is not able to collect such Series 2026 Assessments pursuant to the Uniform Method or to the extent the District determines that it is not in its best interest to use the Uniform Method, the District may elect to collect and enforce such Series 2026 Assessments pursuant to any then available and commercially reasonable method under the Act, Chapter 170, Florida Statutes, Chapter 197, Florida Statutes, or any successor statutes thereto. The District covenants and

agrees to levy and collect the Series 2026 Assessments applicable to each property within the District benefited by the Series 2014 Project sufficient to pay principal and interest on the Series 2026 Bond.

Section 703. Additional Covenants of the District. (a) For so long as the Series 2026 Bond is Outstanding, the District covenants and agrees that it will provide, at its own expense, to the Owner: (i) a copy of its audited financial statements no later than nine (9) months following the end of each Fiscal Year; (ii) a copy of its annual budget no later than thirty (30) days prior to the beginning of each Fiscal Year; and (iii) any such additional information that the Owner may reasonably request from time to time.

(b) The District shall, within five (5) days after it acquires knowledge thereof, notify the Lender in writing at its notice address provided herein, (i) of any change in any material fact or circumstance represented or warranted by the District in the Master Indenture or this Fourth Supplemental Indenture or in connection with the issuance of the Series 2026 Bond, (ii) upon the happening, occurrence, or existence of any Event of Default, and (iii) of any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Lender, with such written notice, a detailed statement by an Authorized Officer of all relevant facts and the action being taken or proposed to be taken by the District with respect thereto. Regardless of the date of receipt of such notice by the Lender, such date shall not in any way modify the date of occurrence of the actual Event of Default.

(c) The Series 2026 Bond shall be governed by applicable federal law and the internal laws of the State. The District agrees that certain material events and occurrences relating to the Series 2026 Bond bear a reasonable relationship to the laws of the State and the validity, terms, performance and enforcement of the Series 2026 Bond shall be governed by the internal laws of the State which are applicable to agreements which are negotiated, executed, delivered and performed solely in the State. The parties hereto submit to the jurisdiction of State courts and federal courts and agree that venue for any suit concerning the Indenture shall be in Pasco County, Florida and the Middle District of Florida and applicable appellate courts.

(d) TO THE EXTENT PERMITTED BY LAW, THE DISTRICT KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY, WITH RESPECT TO ANY LITIGATION OR LEGAL PROCEEDINGS BASED ON OR ARISING OUT OF THE MASTER INDENTURE, THIS FOURTH SUPPLEMENTAL INDENTURE OR THE SERIES 2026 BOND, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALINGS, VERBAL OR WRITTEN STATEMENT OR ACTIONS OR OMISSIONS OF ANY PARTY WHICH IN ANY WAY RELATES TO THE SERIES 2026 BOND, THE MASTER INDENTURE OR THIS FOURTH SUPPLEMENTAL INDENTURE.

(e) No modification or amendment of this Fourth Supplemental Indenture may be made except with the prior written consent of the Owner of the Series 2026 Bond and no modification of the Master Indenture affecting the Owner of the Series 2026 Bond, including, but not limited to, Section 501, Article VIII and Article IX of the Master Indenture, or amendments under Section 1101(g) of the Master Indenture, may be made except with the prior written consent of the Owner of the Series 2026 Bond.

(f) The Lender will have the right at all reasonable times to inspect the books, records and accounts of the District.

(g) Notwithstanding anything in the Indenture to the contrary, the Trustee will not affirmatively waive any Event of Default without the express written consent of the Lender.

(h) The District shall pay all out of pocket expenses of the Lender including the fees and expenses of counsel to the Lender in an amount not to exceed \$15,000 which shall be paid by the District directly to Holland & Knight LLP, and which may be paid from any legally available funds, including but not limited to funds in the Series 2026 Costs of Issuance Account, relating to (i) any waiver or consent hereunder or any amendment hereof, or (ii) the enforcement or protection of the Owner's rights during or after any default or Event of Default hereunder.

(i) So long as the Series 2026 Bond is Outstanding, the District shall maintain all of its existing banking services, including checking and savings accounts, with the Lender provided that the Lender's fees for such banking services remain reasonably comparable with then current market rates for such services for similar organizations located in similar geographic areas as the District. The District will be required to open the accounts on or before the closing on the Series 2026 Bond. The District shall be required to move the aforementioned balances to the account(s) with the Lender within thirty (30) days of closing on the Series 2026 Bond.

(j) The District will do all things required to be eligible to receive each of the sources of Series 2026 Pledged Revenues and will diligently enforce its right to receive the Series 2026 Pledged Revenues and to remain a community development district.

Section 704. Payment of Rebate Amount. Anything herein or in the Master Indenture to the contrary notwithstanding, the District shall cause a Rebate Analyst to determine the Rebate Amount, if any, at the times and in the manner provided in the Tax Regulatory Covenants attached as an exhibit to the Arbitrage Certificate. If a Rebate Amount shall be due, the District shall deliver to the Trustee the written direction of an Authorized Officer to pay from the Series 2026 Rebate Account, or from any other available funds as shall be provided in such

written direction, the Rebate Amount to the District for remittance to the Internal Revenue Service. The Trustee may conclusively rely on such written direction and shall have no responsibility for the calculation or payment of the Rebate Amount, if any.

Section 705. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish to the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 706. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

Section 707. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2026 Bond or the date fixed for the redemption of the Series 2026 Bond shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

Section 708. Notices. All notices, requests, consents and other communications under this Fourth Supplemental Indenture ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Long Lake Ranch Community Development District
 c/o Haven Management Solutions, LLC
 255 Primera Boulevard, Suite 160
 Lake Mary, Florida 32746
 Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue,
Tallahassee, Florida 32301
Attn: Sarah R. Sandy, Esq.

If to the Lender: SouthState Bank, N.A.
200 East Las Olas Boulevard, Suite 1750
Fort Lauderdale, Florida 33301
Attn: Noel M. Daluise

With a copy to: Holland & Knight LLP
100 North Tampa Street, Suite 4100
Tampa, Florida 33602
Attn: Michael Wiener, Esq.

If to the Trustee: U.S. Bank Trust Company, National Association
225 East Robinson Street, Suite 250
Orlando, Florida 32801
Attention: Corporate Trust Department

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 herein would otherwise expire on a non-Business day, the Notice period shall be extended to the next succeeding Business Day. Counsel for the District and counsel for the Lender may deliver Notice on behalf of the District or the Lender. 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.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Long Lake Ranch Community Development District has caused this Fourth Supplemental Indenture to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused this Fourth Supplemental Indenture to be signed in its name and on its behalf by its duly authorized Vice President.

(SEAL)

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By: _____
Chair, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as successor in interest to U.S. Bank
National Association, as Trustee

By: _____
Vice President

EXHIBIT A

FORM OF SERIES 2026 BOND

THE REGISTRATION OF OWNERSHIP OF THIS BOND MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO AN AFFILIATE OF THE REGISTERED OWNER OR A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN SECTION 517.021(20), FLORIDA STATUTES) AS PROVIDED IN THE INDENTURE

No. 2026R-1

\$3,142,000

**UNITED STATES OF AMERICA
STATE OF FLORIDA
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2026**

<u>Initial Interest Rate*</u>	<u>Maturity Date</u>	<u>Dated Date</u>
4.50%	May 1, 2044	May 11, 2026

Registered Owner: SOUTHSTATE BANK, N.A.

Principal Amount: THREE MILLION ONE HUNDRED FORTY-TWO THOUSAND DOLLARS

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the Interest Rate per annum set forth above, as adjusted as provided in the Supplemental Indenture (hereinafter defined). Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date.

* Subject to adjustment, as set forth herein.

The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Upon a Determination of Taxability (as defined in the Supplemental Indenture), the Interest Rate shall be subject to adjustment pursuant to Section 203 of the Supplemental Indenture to the Taxable Rate as set forth in the Supplemental Indenture, and the District shall pay to the Owner certain additional amounts pursuant to such Section 203. Upon the occurrence and during the continuance of an Event of Default, interest on this Bond shall accrue from the date of the default at an interest rate equal to the Default Rate, pursuant to Section 203 of the Supplemental Indenture. Any payment of principal or Redemption Price shall be made to such person who appears on the registration books of the Bond Registrar as the registered Owner of this Bond at the close of business on the fifteenth (15th) day of the calendar month next preceding such payment or, if such day is not a Business Day, on the Business Day immediately preceding such day. Payment of interest shall be made by wire or other electronic payment as mutually agreed upon by the Owner and the District. Interest on this Bond will be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months. Presentment of this Bond shall not be required for prepayments or payment of Amortization Installments so long as the Lender (as defined in the Supplemental Indenture) is the registered Owner thereof; provided, however, that the Owner shall provide an electronic copy of this Bond marked "cancelled" for the final payment on this Bond, and shall return the original to the Trustee promptly after payment in full is received. Records of all such redemptions shall be maintained by the Bond Registrar and shall be the basis for the principal amount of this Bond actually Outstanding at any given time. Capitalized terms used herein and not otherwise defined shall have the same meanings as set forth in the hereinafter defined Indenture.

This Bond is a duly authorized issue of Bonds of the District designated "Long Lake Ranch Community Development District Capital Improvement Revenue Refunding Bond, Series 2026" in the principal amount of \$3,142,000 (the "Series 2026 Bond") issued under a Master Trust Indenture, dated as of June 1, 2014 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated

as of May 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee. The District will apply the proceeds of this Series 2026 Bond, together with other funds of the District, to (a) currently refund and redeem all of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2014A-1, (b) pay certain costs associated with the issuance of the Series 2026 Bond, and (c) pay a portion of the interest to become due on the Series 2026 Bond.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 PLEDGED REVENUES AND THE SERIES 2026 PLEDGED FUNDS PLEDGED TO THIS SERIES 2026 BOND, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of this Series 2026 Bond issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Amortization Installments and Redemption Price of, and the interest on, this Series 2026 Bond, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2026 Assessments, the terms and conditions under which this Series 2026 Bond is or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the registered Owner of this Series 2026 Bond and, by the acceptance of this Bond, the registered Owner hereof assents to all of the provisions of the Indenture. This Series 2026 Bond is secured by the Series 2026 Trust Estate. The Supplemental Indenture does not authorize the issuance of any additional Bonds ranking on

parity with this Series 2026 Bond as to the lien and pledge of the Series 2026 Trust Estate except, under certain circumstances, Refunding Bonds.

This Series 2026 Bond is issuable only as a single registered bond without coupons in current interest form in the denomination of the then Outstanding principal amount (the "Authorized Denomination"). This Bond is transferable by the registered Owner hereof or its duly authorized attorney at the designated corporate trust office of the Trustee in Orlando, Florida, as Bond Registrar (the "Bond Registrar"), subject to the restrictions set forth above and in the Supplemental Indenture, upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond, in the same principal amount as the Bond transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Orlando, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, this Bond may be exchanged for an equal principal amount of the Bond, in the Authorized Denomination and bearing interest at the same rate.

This Series 2026 Bond is subject to redemption prior to maturity at the option of the District in whole or in part on any Business Day on or after May 11, 2031, at the Redemption Price of the principal amount of this Series 2026 Bond or portion thereof to be redeemed together with accrued interest to the date of redemption.

This Series 2026 Bond is subject to mandatory redemption in part by the District prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

[Remainder of Page Intentionally Left Blank]

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
2027	\$116,000	2036	\$174,000
2028	121,000	2037	182,000
2029	127,000	2038	190,000
2030	133,000	2039	199,000
2031	139,000	2040	208,000
2032	145,000	2041	217,000
2033	152,000	2042	227,000
2034	159,000	2043	238,000
2035	166,000	2044*	249,000

* Maturity

Amortization Installments are subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of this Series 2026 Bond other than from a scheduled Amortization Installment so as to reamortize the remaining Outstanding principal balance of this Series 2026 Bond as set forth in the Supplemental Indenture.

This Series 2026 Bond is subject to extraordinary mandatory redemption prior to maturity in whole or in part on any Business Day at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, from amounts, including Series 2026 Prepayments, required by the Indenture to be deposited into the Series 2026 Prepayment Subaccount.

So long as this Series 2026 Bond is owned by the Lender, the District shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Trustee at least ten (10) Business Days prior to the date of redemption, and the Trustee shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Lender at least two (2) Business Days prior to the date of redemption.

In the event that this Series 2026 Bond is no longer owned by the Lender, notice of each redemption of all or a portion of this Series 2026 Bond is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to the registered Owner of this Series 2026 Bond at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, this Series 2026 Bond or such portion thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of this Series 2026 Bond or

such portion thereof on such date, interest on this Series 2026 Bond or such portion thereof so called for redemption shall cease to accrue, this Series 2026 Bond or such portion thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owner thereof shall have no rights in respect of this Series 2026 Bond or such portion thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute an action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of this Series 2026 Bond then Outstanding under the Indenture may become and may be declared due and payable before the stated maturity thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of this Series 2026 Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities sufficient to pay the principal or Redemption Price of this Series

2026 Bond becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of this Series 2026 Bond as to the Series 2026 Trust Estate shall be discharged, except for the rights of the registered Owner thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Long Lake Ranch Community Development District has caused this Bond to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

Attest:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Chair, Board of Supervisors

(SEAL)

CERTIFICATE OF VALIDATION

This Bond refunds a Series of Bonds which were validated by judgment of the Sixth Judicial Circuit of Florida, in and for Pasco County rendered on August 20, 2013.

Chair, Board of Supervisors,
Long Lake Ranch
Community Development District

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as successor in interest to U.S. Bank
National Association, as Trustee

Date of Authentication:

May 11, 2026

By: _____
Vice President

[FORM OF ABBREVIATIONS]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under
Uniform Transfers to Minors Act _____ (Cust.) _____ (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

[FORM OF ASSIGNMENT]

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer:

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatsoever.

EXHIBIT 1C

RETURN TO AGENDA

RESOLUTION 2026-08

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2026; CONFIRMING AND ADOPTING A FOURTH SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; CONFIRMING, ALLOCATING, AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2026 BOND; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District, on April 3, 2014, in accordance with Chapters 170, 190, and 197, *Florida Statutes*, without limitation, adopted Resolution 2014-07, relating to the imposition, levy, collection, and enforcement of such special assessments ("**Master Assessment Resolution**"); and

WHEREAS, the Master Assessment Resolution, as supplemented by Resolution 2014-10, was adopted in connection with the District's issuance of its \$4,450,000 Capital Improvement Revenue Bonds, Series 2014A-1 ("**Series 2014A-1 Bonds**") and its \$5,050,000 Capital Improvement Revenue Bonds, Series 2014A-2 ("**Series 2014A-2 Bonds**," and together with the Series 2014A-1 Bonds, the "**Series 2014 Bonds**"); and

WHEREAS, in order to achieve both aggregate and annual debt service savings, the District has determined it is in the best interest of the District, its residents and landowners, to refinance the outstanding Series 2014A-1 Bonds ("**Refunded Bonds**") via the issuance of refunding bonds; and

WHEREAS, in order to effectuate such refunding, on May 7, 2026, the District's Board of Supervisors (the "**Board**") adopted Resolution 2026-07, authorizing the issuance of the Long Lake Ranch Community Development District Capital Improvement Revenue Refunding Bond, Series 2026, in a principal amount not to exceed \$3,142,000 ("**Series 2026 Bond**"); and

WHEREAS, pursuant to and consistent with the Master Assessment Resolution, this Resolution shall set forth the terms of Series 2026 Bond and confirms the lien of the levy of special assessments securing the Series 2026 Bond ("**Series 2026 Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and the Master Assessment Resolution.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) On April 3, 2014, the District, after due notice and public hearing, adopted the Master Assessment Resolution, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. This Resolution shall supplement the Master Assessment Resolution for the purpose of setting forth the specific terms of the Series 2026 Bond and certifying the amount of the lien of the special assessments securing any portion of the Series 2026 Bond, including interest, costs of issuance, and the number of payments due.

(b) The *Fourth Supplemental Special Assessment Allocation Report*, dated May 7, 2026, attached to this Resolution as **Exhibit A** ("**Supplemental Assessment Report**"), applies the *Final Restated Master Special Assessment Allocation Report*, dated April 3, 2014, which was approved by the Master Assessment Resolution ("**Master Assessment Report**"), to the actual terms of the Series 2026 Bond. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Bond.

(c) The capital improvement plan, as described in the *Amended and Supplemented Engineer's Report – 2014 Project*, dated April 3, 2014, and prepared by Heidt Design ("**Series 2014 Project**"), constructed in connection with the Series 2014 Bonds continues to specially benefit all of the properties identified in the Supplemental Assessment Report. The benefits of the Series 2014 Project exceed the assessments allocated as provided in the Supplemental Assessment Report.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2026 BOND; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 BOND. This Resolution is intended to set forth the terms of the Series 2026 Bond and the final amount of the lien of the Series 2026 Assessments securing the Series 2026 Bond. The Series 2026 Bond, in a par amount of \$3,142,000, shall bear such rate of interest and maturity as shown on **Exhibit B** attached hereto. The sources and uses of funds of the Series 2026 Bond shall be as set forth in **Exhibit C**. The debt service due on the Series 2026 Bond is set forth on **Exhibit D** attached hereto. The lien of the Series 2026 Assessments securing the Series 2026 Bond on certain developable land within the District, as such land is described in **Exhibit A**, shall be the principal amount due on the Series 2026 Bond, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2026 BOND; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2026 Assessments for the Series 2026 Bond shall be allocated in accordance with **Exhibit A**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2026 Bond. The estimated costs of collection of the Series 2026 Assessments for the Series 2026 Bond are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2026 Assessments securing the Series 2026 Bond includes that certain land within the District (as those district boundaries may be adjusted pursuant to law) that originally secured the Series 2014A-1 Bonds, except those lots which prepaid their Series 2014A-1 Assessments in full, all as further provided in the final assessment roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in plats, site plans, or other designations of developable acreage. To the extent land is added to the District and made subject to the master assessment lien described in the Master Assessment Report, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted and reallocate the Series 2026 Assessments securing the Series 2026 Bond and impose Series 2026 Assessments on the newly added and benefitted property.

(c) Taking into account earnings on certain funds and accounts as set forth in the Master Trust Indenture, dated June 1, 2014, and the Fourth Supplemental Trust Indenture, dated May 1, 2026, the District shall for Fiscal Year 2026/2027 begin annual collection of Series 2026 Assessments for the Series 2026 Bond debt service payment using the methods available to it by law. The Series 2026 Bond proceeds, together with other funds of the District, will be applied to (i) currently refund and redeem the Refunded Bonds, (ii) pay certain costs associated with the issuance of the Series 2026 Bond, and (iii) pay the interest to become due on the Series 2026 Bond through November 1, 2026. Beginning with the first debt service payment on November 1, 2026, there shall be semi-annual installments of principal and/or interest until maturity on May 1, 2044, as reflected on **Exhibit D**.

(d) The District hereby certifies the Series 2026 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by the Pasco County Tax Collector and other Florida law. The District intends, unless inapplicable or unavailable, to collect the Series 2026 Assessments securing the Series 2026 Bond using the Uniform Method in Chapter 197, *Florida Statutes*. Notwithstanding the prior sentence, the decision to collect Series 2026 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2026 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effectuating the collection of the Series 2026 Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect Series 2026 Assessments using methods available to the District authorized by Florida law.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2026 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2026 Assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2026 Assessments securing the Series 2026 Bond in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Master Assessment Resolution, which remains in full force and effect. This Resolution and the Master Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED in Public Session of the Board of Supervisors of the Long Lake Ranch Community Development District, this 7th day of May 2026.

ATTEST:

**LONG LAKE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

- Exhibit A: Supplemental Assessment Report
- Exhibit B: Maturities and Coupon of Series 2026 Bond
- Exhibit C: Sources and Uses of Funds for Series 2026 Bond
- Exhibit D: Annual debt service payment due on Series 2026 Bond

Exhibit A
Supplemental Assessment Report

Exhibit B
Maturities and Coupon of Series 2026 Bond

BOND PRICING

Long Lake Ranch Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2026
Refunding of the Series 2014A-1 Bonds
SouthState Bank Term Sheet
FINAL VERIFIED NUMBERS

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term due 2044:					
	05/01/2027	116,000	4.500%	4.500%	100.000
	05/01/2028	121,000	4.500%	4.500%	100.000
	05/01/2029	127,000	4.500%	4.500%	100.000
	05/01/2030	133,000	4.500%	4.500%	100.000
	05/01/2031	139,000	4.500%	4.500%	100.000
	05/01/2032	145,000	4.500%	4.500%	100.000
	05/01/2033	152,000	4.500%	4.500%	100.000
	05/01/2034	159,000	4.500%	4.500%	100.000
	05/01/2035	166,000	4.500%	4.500%	100.000
	05/01/2036	174,000	4.500%	4.500%	100.000
	05/01/2037	182,000	4.500%	4.500%	100.000
	05/01/2038	190,000	4.500%	4.500%	100.000
	05/01/2039	199,000	4.500%	4.500%	100.000
	05/01/2040	208,000	4.500%	4.500%	100.000
	05/01/2041	217,000	4.500%	4.500%	100.000
	05/01/2042	227,000	4.500%	4.500%	100.000
	05/01/2043	238,000	4.500%	4.500%	100.000
	05/01/2044	249,000	4.500%	4.500%	100.000
		3,142,000			

Dated Date	05/11/2026	
Delivery Date	05/11/2026	
First Coupon	11/01/2026	
Par Amount	3,142,000.00	
Original Issue Discount		
Production	3,142,000.00	100.000000%
Underwriter's Discount		
Purchase Price	3,142,000.00	100.000000%
Accrued Interest		
Net Proceeds	3,142,000.00	

Exhibit C
Sources and Uses of Funds for Series 2026 Bond

SOURCES AND USES OF FUNDS

Long Lake Ranch Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2026
Refunding of the Series 2014A-1 Bonds
SouthState Bank Term Sheet
FINAL VERIFIED NUMBERS

Dated Date 05/11/2026
Delivery Date 05/11/2026

Sources:

Bond Proceeds:	
Par Amount	3,142,000.00
Other Sources of Funds:	
Liquidation of Revenue Account	234,680.62
Liquidation of Reserve Account	315,100.00
Liquidation of Prepayment Account	1,150.00
	550,930.62
	3,692,930.62

Uses:

Refunding Escrow Deposits:	
Cash Deposit	3,459,354.17
Other Fund Deposits:	
Interest thru 11/1/2026	66,767.50
Delivery Date Expenses:	
Cost of Issuance	166,808.95
	3,692,930.62

Exhibit D
Annual Debt Service Payment Due on Series 2026 Bond

BOND DEBT SERVICE

Long Lake Ranch Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2026
Refunding of the Series 2014A-1 Bonds
SouthState Bank Term Sheet
FINAL VERIFIED NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2026			66,767.50	66,767.50	66,767.50
05/01/2027	116,000	4.500%	70,695.00	186,695.00	
11/01/2027			68,085.00	68,085.00	254,780.00
05/01/2028	121,000	4.500%	68,085.00	189,085.00	
11/01/2028			65,362.50	65,362.50	254,447.50
05/01/2029	127,000	4.500%	65,362.50	192,362.50	
11/01/2029			62,505.00	62,505.00	254,867.50
05/01/2030	133,000	4.500%	62,505.00	195,505.00	
11/01/2030			59,512.50	59,512.50	255,017.50
05/01/2031	139,000	4.500%	59,512.50	198,512.50	
11/01/2031			56,385.00	56,385.00	254,897.50
05/01/2032	145,000	4.500%	56,385.00	201,385.00	
11/01/2032			53,122.50	53,122.50	254,507.50
05/01/2033	152,000	4.500%	53,122.50	205,122.50	
11/01/2033			49,702.50	49,702.50	254,825.00
05/01/2034	159,000	4.500%	49,702.50	208,702.50	
11/01/2034			46,125.00	46,125.00	254,827.50
05/01/2035	166,000	4.500%	46,125.00	212,125.00	
11/01/2035			42,390.00	42,390.00	254,515.00
05/01/2036	174,000	4.500%	42,390.00	216,390.00	
11/01/2036			38,475.00	38,475.00	254,865.00
05/01/2037	182,000	4.500%	38,475.00	220,475.00	
11/01/2037			34,380.00	34,380.00	254,855.00
05/01/2038	190,000	4.500%	34,380.00	224,380.00	
11/01/2038			30,105.00	30,105.00	254,485.00
05/01/2039	199,000	4.500%	30,105.00	229,105.00	
11/01/2039			25,627.50	25,627.50	254,732.50
05/01/2040	208,000	4.500%	25,627.50	233,627.50	
11/01/2040			20,947.50	20,947.50	254,575.00
05/01/2041	217,000	4.500%	20,947.50	237,947.50	
11/01/2041			16,065.00	16,065.00	254,012.50
05/01/2042	227,000	4.500%	16,065.00	243,065.00	
11/01/2042			10,957.50	10,957.50	254,022.50
05/01/2043	238,000	4.500%	10,957.50	248,957.50	
11/01/2043			5,602.50	5,602.50	254,560.00
05/01/2044	249,000	4.500%	5,602.50	254,602.50	
11/01/2044					254,602.50
	3,142,000		1,508,162.50	4,650,162.50	4,650,162.50

EXHIBIT 2A

RETURN TO AGENDA

Proposal for Pond Bank Stabilization & Structural Erosion Repair

Prepared For: Long Lake Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 04/08/2026

Proposal No. : 1241

Project Location: Long Lake Ranch

Project Overview

Work to be performed will address erosion, structural instability, and vegetation overgrowth across multiple locations. The scope includes bank stabilization, structural repairs, and clearing to improve drainage, protection, and accessibility. These improvements will help prevent further damage and restore the areas to proper condition.

Scope of Work

Location 2 – Pond Bank Erosion Repair

This location exhibits approximately 30 linear feet of erosion along the pond bank. To restore and stabilize the affected area, suitable fill and crushed concrete will be utilized to backfill, compact, and re-establish the bank to proper grade.

Riprap and Mirafi filter fabric will then be installed from the toe of slope up to the high-water mark in accordance with project plans. This treatment will reinforce the bank, reduce further erosion, and improve long-term stability. All work areas will be restored to original condition upon completion.

Price: \$4,050

Location 3 – Structural Stabilization & Erosion Repair

This location shows signs of active erosion and undermining around the existing structure. To stabilize the area, #57 stone will be placed and compacted beneath the undermined section to provide a stable base.

Mirafi filter fabric will be installed around the structure, followed by placement of riprap extending approximately 2 feet around the structure to armor and protect against further erosion. All disturbed areas will be restored to original condition upon completion.

Price: \$1,450

Location 4 – Vegetation Clearing at Control Structure

Work at this location will consist of clearing and removing vegetation within a 5-foot radius of the control structure to ensure proper water flow, accessibility, and ongoing maintenance. All cleared areas will be left in a clean and restored condition.

Price: \$875

Location 6 – Structural Repair & Armoring

Work at this location will include dewatering the structure to allow for proper repairs. Pressure grouting will be performed to seal any visible cracks and voids within the structure.

Eroded areas surrounding the structure will be backfilled using crushed concrete and suitable fill material, placed and compacted to restore proper grade. Mirafi filter fabric will then be installed, followed by placement of riprap around the structure to provide long-term stabilization and erosion protection. All work areas will be restored to original condition upon completion.

Price: \$1,975

Total Project Cost

\$8,350.00

Notes

All work will be performed in accordance with industry standards and project specifications. Any unforeseen conditions or additional work required will be addressed through a written change order. Pricing is based on current site conditions and assumes normal access.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions, Acts of God, or factors beyond contractor control.

Accepted date

Accepted by





Location 4: Clear vegetation 5 feet around





EXHIBIT 2B

RETURN TO AGENDA

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Ramp Drainage Review



Date: May 5, 2026

Field Observation Report Number: 2026-1

Project Name: Long Lake Ranch CDD – Review of Amenity Center Exit Ramp Drainage

Project Number: 238202185

Stantec Representative (s): Greg Woodcock

County / Consultant / Developer Representatives on Site:

Weather Conditions: Clear Partly Cloudy Heavy Clouds Fog

Rain: None Light Heavy Showers

Soil Conditions: Dry Wet Extremely Wet

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

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Long Lake Ranch CDD – Review of Amenity Center Exit Ramp Drainage

General: Stantec staff reviewed the exit ramp located on the north side of the amenity center pool due to reports of stormwater runoff causing erosion at the base of the ramp. Below is a location map showing the specific location of the ramp as well as photos documenting the condition while onsite.

Report By: GJW

FIELD OBSERVATION REPORT

Long Lake Ranch CDD – Ramp Drainage Review

Location map:



Location 1: Photo showing surface cracking of concrete at the entrance/exit gate to pool.



FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Ramp Drainage Review

Location 2: Photo showing downward slope of ramp area (upper tier).



Location 3: Photo showing downward slope of ramp area (lower tier).



FIELD OBSERVATION REPORT Long Lake Ranch CDD – Ramp Drainage Review

Location 4: Photo showing the bottom of the ramp. Erosion issue at bottom of ramp due to water runoff. Inlet and stone have been added to assist with drainage.



Location 5: Photo showing bottom of ramp and proposed discharge area under the existing sidewalk to existing lake.



FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Ramp Drainage Review

Trench Drain Detail.

Trench drain is to be installed at the base of the ramp to capture runoff prior to discharging to grass area. Outfall under existing sidewalk to pond. Install rip rap at discharge point to eliminate erosion.

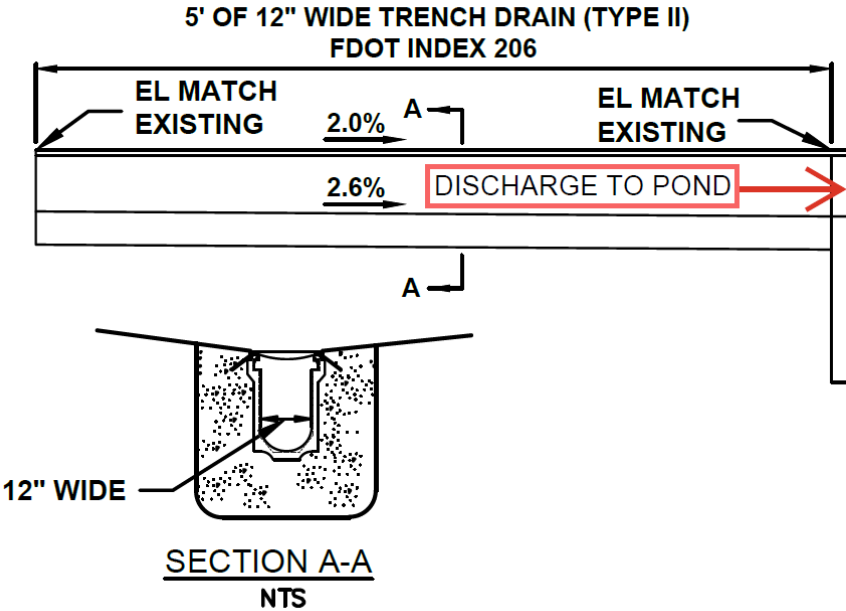


EXHIBIT 3

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.
4/1/2026	*																										Check on treatment effectiveness of planktonic algae in Big Lake.
4/7/2026																											Coordination with B. York and P. Thibault on fountain run times due to SWFWMD restrictions.
4/17/2026																											Field check.
4/27/2026	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.
4/30/2026	*																										Prepare email to P. Thibault with mosquito fish stocking costs for Big Lake.

EXHIBIT 4

RETURN TO AGENDA



GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

April 30, 2026

Long Lake Ranch CDD
c/o Patricia Thibault
Haven Management Solutions
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746

**Re: Long Lake Ranch Community Development District
Mosquito Fish/Minnow Stocking
GHS Proposal No: 26-211**

Dear Ms. Thibault,

GHS Environmental (GHS) is pleased to provide our services for supplemental mosquito fish and minnow stocking to assist in the reduction of mosquito and midge fly larvae in the Big Lake in the Long Lake Ranch Community Development District (CDD).

This proposal has been prepared based on the information that has been provided by the Client at this time. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered a draft with the purpose of review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Mosquito Fish / Fathead Minnow Stocking

Mosquito fish (*Gambusia holbrooki*) and fathead minnow (*Pimephales promelas*) are an effective and economical way to help combat mosquitoes and midge flies. GHS staff will provide, deliver and install supplemental mosquito fish/fathead minnows into the Big Lake. The estimated number of mosquito fish will be 28,500 and the fathead minnows will be 2,850.

It is understood that the CDD will pay the fish vendor directly and supply any tax-exempt paperwork for purchasing.

Proposed Budget

Table 2 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is **\$4,800.00** for Task 1. The budget provided above is our best estimate of the final cost; our invoices, however, will be on a time and materials basis, and will reflect the actual costs required to complete the assigned tasks. The proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining your authorization.



Table 2 – Proposed Budget

Task Description		Total
TASK 1	Mosquito Fish / Minnow – Direct Costs from Vendor (Tax Exempt)	\$4,600
	GHS Coordination Fee	\$200
GRAND TOTAL		\$4,800

Closing Comments

Thank you for contacting GHS Environmental. We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by signing this page below and returning it via email at chuck@ghsenvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely yours,

GHS Environmental

Dana J. Gaydos
Principal

Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature

Title

Date

EXHIBIT 5

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
April 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 stated in the contract.
- Detailing detail crews were added to the operations and the work was completed as per stated in the contract.

Irrigation

- Weathermatic controller was installed.
- Most of the zones have been wired.

Pest Control and Fertilization:

- IPM completed per contract specifications.

Landscape

- Approved proposals are in the process of being scheduled
 - Basketball Court and Amenity Center - 11 Pine Removals
 - Basketball Court and Amenity Center - 2 Pine Removals
 - Serenoa Median - Stump Removal

Work Orders / Service requests

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

EXHIBIT 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 & AMENITIES CENTER

FLUSH CUT & STUMP GRIND PROPOSAL

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

April 7, 2026

Scope of Work:

- Flush cut and stump grinding of (11) Pine trees at the Basketball Court.
- Includes all labor, equipment, hauling, and dumping fees.

TOTAL: \$4,400.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett, Client Services Manager
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 7

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

BASKETBALL COURT & AMENITIES CENTER

FLUSH CUT & STUMP GRIND PROPOSAL

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

April 7, 2026

Scope of Work:

- Flush cut and stump grinding of (2) Pine trees at the Basketball Court.
- Includes all labor, equipment, hauling, and dumping fees.

TOTAL: \$800.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett, Client Services Manager
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 8

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

SERENOA MEDIAN
STUMP GRIND PROPOSAL
FOR
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

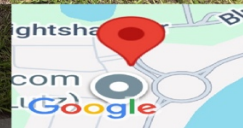
April 7, 2026

Scope of Work:

- Stump grinding of an existing stump.
Includes all labor, equipment, hauling, and dumping fees



Lutz, Florida, United States
2065 Serenoa Dr, Lutz, FL 33558, USA
Lat 28.1874905 / Long -82.5027029
Monday 06 April 2026 12:39:30



TOTAL: \$250.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett, Client Services Manager
jburkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 9A

RETURN TO AGENDA



powered by SmartLink Network ®

April Inspection 2026

Date: Apr 06, 2026 7:23 am
Inspector: Tah'ree Williams

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

Controller	
Name	Clubhouse
Location	
Model	SL9600TW
Modules	48
Controller ID	145524

Water Days as of Apr 06, 2026	
Program A	Thur
Program B	Tue
Program C	Mon , Wed , Sat
Program D	

	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	D- Westside of pool	Pass						3				
2	S- Westside of pool	Pass										
3	D - Front of pool ,annuals	Pass										
4	S- Northeast parking lot	Pass										
5	S- Eastside of pool, inside gate	Pass										
6	S- East fence and barbeque area	Pass										
7	D- Pool	Pass										
8	D- Eastside	Pass										
9	S- South of tennis courts	Pass										
10	R- Around tennis courts	Pass										
11	S- North and west tennis courts	Pass										
12	S- Around basketball court	Pass										
13	S - Mailboxes	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
14	D - Dog park	Pass										
15	B- Basketball court	Pass										
16	S- South of dog park	Pass										
17	S- Northwest of dog park	Pass										
18	NA	Pass										
19	R- Around playground	Pass										
20	D- Southwest side by playground	Pass										
21	D- Entrance sign, annuals	Pass										
22	S- Entrance side by sign	Pass										
23	R- By Silvergrass sign	Pass										
24	R- By small playground	Pass										
25	R- West of small playground	Pass										
26	S- Around canopy, inside gate	Pass										
27	S- West end of parking lot	Pass			1							
28	S- North end of parking lot	Pass	1									
29		Pass										
30		Pass										
31		Pass										
32		Pass										
33		Pass										
34		Pass										
35		Pass										
36		Pass										
37		Pass										
38		Pass										
39		Pass										

Zone #1 - 03-31-26 7:25 am CDT



Zone #2 - 03-31-26 7:27 am CDT



Zone #3 - 03-31-26 7:29 am CDT



Zone #4 - 03-31-26 7:31 am CDT



Zone #5 - 03-31-26 7:32 am CDT



Zone #6 - 03-31-26 7:35 am CDT



Zone #7 - 03-31-26 7:38 am CDT



Zone #19 - 03-31-26 7:43 am CDT



Zone #20 - 03-31-26 7:47 am CDT



Zone #21 - 03-31-26 7:49 am CDT



Zone #22 - 03-31-26 7:50 am CDT



Zone #23 - 03-31-26 7:52 am CDT



Zone #24 - 03-31-26 7:55 am CDT



Zone #25 - 03-31-26 7:56 am CDT



Zone #26 - 03-31-26 7:57 am CDT



Zone #27 - 03-31-26 7:58 am CDT



Zone #28 - 03-31-26 8:02 am CDT





powered by SmartLink Network ®

April Inspection 2026

Date: Apr 07, 2026 9:27 am
Inspector: Tah'ree Williams

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 Apr 07, 2026	
Program A	Thur
Program B	Tue , Thur
Program C	Wed , Sat
Program D	Mon , Wed , Fri

	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	1									
3	D	Pass										
4	D	Pass										
5	D	Pass										
6	D	Pass										
7	B	Pass										
8	Maxijet- Entrances and roundabout,	Pass	1									
9	D-bot	Pass										
10	R- pool	Pass										
11	S- pool	Pass										
12	D-pool	Pass										
13	R- Maintenance shed	Pass										

Zone #2 - 03-30-26 9:29 am CDT



Zone #3 - 03-30-26 9:32 am CDT



Zone #4 - 03-30-26 9:33 am CDT



Zone #5 - 03-30-26 9:36 am CDT



Zone #6 - 03-30-26 9:36 am CDT



Zone #8 - 03-30-26 9:40 am CDT



Zone #9 - 03-30-26 10:09 am CDT



Zone #10 - 03-30-26 9:53 am CDT



Zone #11 - 03-30-26 9:58 am CDT



Zone #12 - 03-30-26 10:04 am CDT



Zone #13 - 03-30-26 10:09 am CDT





powered by SmartLink Network ®

April Inspection 2026

Date: Apr 06, 2026 8:36 am
Inspector: Tah'ree Williams

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 Apr 06, 2026	
Program A	Sun , Mon , Wed , Fri , Sat
Program B	Sun , Mon , Wed , Fri
Program C	
Program D	

	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										
2		Pass										
3	D- All flowers from Sunlake Blvd to	Pass										
4	D- North and east side of roundabout	Pass										
5	NA	Pass										
6		Pass										
7		Pass										
8		Pass										
9		Pass										
10		Pass										
11	NA	Pass										
12	NA	Pass										
13		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
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										
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										
36		Pass										
37		Pass										
38		Pass										
39		Pass										

Zone #1 - 03-30-26 8:54 am CDT



Zone #3 - 03-30-26 8:37 am CDT



EXHIBIT 9B

RETURN TO AGENDA



2144 Sunlake Blvd

- Controller**
- Reports
- Inspections
- Proposals
- Events Log
- Admin

New Version Available! Continue using the previous version. Change this anytime in Profile settings Opt Out

Programming | Seasonal Adjust | Omit Days & Times | Flow | Advanced

Watering Days & Times

Edit

Program C

Days of Week

- Sun
- Mon**
- Tue
- Wed**
- Thu
- Fri**
- Sat

Program Start Times

- 03:00 AM
- 04:00 AM

Program E

Days of Week

- Sun
- Mon
- Tue**
- Wed
- Thu
- Fri
- Sat**

Program Start Times

- 03:00 AM
- 03:00 AM

Poogram C

Days of Week

- Sun
- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

Program Start Times

Program D

Days of Week

- Sun
- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

Program Start Times

Basic & Smart Settings

Basic | **Smart**

Edit

Search by zone or location

Table View

Zone	Location	A	B	C	D
1	Zone 1	Off	Off	Off	Off
2	Zone 2	00:20	Off	Off	Off
3	Zone 3	Off	Off	Off	Off
4	Zone 4	Off	Off	Off	Off
5	Zone 5	Off	Off	Off	Off
6	Zone 6	Off	Off	Off	Off
7	Zone 7	Off	Off	Off	Off
8	Zone 8	00:20	Off	Off	Off
9	Zone 9	00:20	Off	Off	Off
10	Zone 10	Off	Off	Off	Off
11	Zone 11	Off	Off	Off	Off
12	Zone 12	00:20	Off	Off	Off
13	zone 13	00:10	Off	Off	Off
14	Zone 14	Off	00:10	Off	Off
15	Zone 15	Off	Off	Off	Off
16	Zone 16	Off	Off	Off	Off
17	Zone 17	Off	00:10	Off	Off
18	Zone 18	Off	Off	Off	Off
19	Zone 19	Off	00:10	Off	Off
20	Zone 20	Off	Off	Off	Off
21	Zone 21	Off	Off	Off	Off
22	Zone 22	Off	00:10	Off	Off
23	Zone 23	Off	00:10	Off	Off
24	Zone 24	Off	Off	Off	Off
25	Zone 25	Off	00:10	Off	Off
26	Zone 26	Off	Off	Off	Off
27	Zone 27	Off	Off	Off	Off
28	Zone 28	Off	Off	Off	Off
29	Zone 29	Off	Off	Off	Off
30	Zone 30	Off	00:10	Off	Off
31	Zone 31	Off	Off	Off	Off
32	Zone 32	Off	Off	Off	Off
33	Zone 33	Off	00:10	Off	Off
34	Zone 34	Off	Off	Off	Off
35	Zone 35	Off	Off	Off	Off
Total Run Times		01:30	01:20	00:00	00:00





19042 Long Lake Ranch Blvd

- Controller
- Reports
- Inspections
- Proposals
- Events Log
- Admin

New Version Available!
Continue using the previous version. Change this anytime in Profile settings [Opt Out](#)

- Programming
- Seasonal Adjust
- Omit Days & Times
- Flow
- Advanced

Watering Days & Times

Edit

Program C

Days of Week

- Sun
- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

Program Start Times

09:00 PM

program F

Days of Week

- Sun
- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

Program Start Times

05:30 AM

Program C

Days of Week

- Sun
- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

Program Start Times

Program D

Days of Week

- Sun
- Mon
- Tue
- Wed
- Thu
- Fri
- Sat

Program Start Times

Basic & Smart Settings

- Basic
- Smart

Edit

Search by zone or location

Table View



Zone	Location	A	B	C	D
1	Zone 1	00:30	00:20	Off	Off
2	Zone 2	Off	Off	Off	Off
3	zone 3	00:30	00:20	Off	Off
4	Zone 4	00:20	Off	Off	Off
5	Zone 5	00:30	Off	Off	Off
6	Zone 6	Off	Off	Off	Off
7	Zone 7	Off	Off	Off	Off
8	Zone 8	Off	Off	Off	Off
9	Zone 9	Off	Off	Off	Off
10	Zone 10	Off	Off	Off	Off
11	Zone 11	00:20	Off	Off	Off
12	Zone 12	00:30	Off	Off	Off
13	Zone 13	Off	Off	Off	Off
14	Zone 14	00:14	Off	Off	Off
15	Zone 15	00:30	Off	Off	Off
16	Zone 16	00:30	Off	Off	Off
17	Zone 17	Off	Off	Off	Off
18	Zone 18	Off	Off	Off	Off
19	Zone 19	Off	Off	Off	Off
20	D-off	Off	Off	Off	Off
21	D-off	Off	Off	Off	Off
22	Zone 22	Off	Off	Off	Off
23	Zone 23	Off	Off	Off	Off
24	Zone 24	Off	Off	Off	Off
Total Run Times		03:54	01:15	00:00	00:00

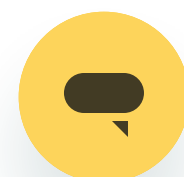


EXHIBIT 10

RETURN TO AGENDA

Haven Management Solutions

Monthly Landscape Inspection: 04/20/2026

LLR CDD

Area: Follow-ups

Landscape Inspection Items	Score	Max Points	
Turf - Mow, Hard Edge, & Blow	10	10	Weekly mowings have begun
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	turning green
Turf Fertility - Non Bahia - Color and Growth Density	12	15	turning green
Turf Areas - Weed Control	9	10	
Bed Weed Control	5	10	Weeds popping up in various islands throughout community
Shrub & Plant Pruning & Shape - Deadheading & Appearance	6	10	Shrubs took hit from recent cold snap throughout community they are being trimmed back
Shrub Fertility & Vitality	7	10	Shrubs in some islands are brown and dead need to be pulled and replaced
Debris & Trash Management	10	10	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	84%	100	

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points	
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms	9	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms	9	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12'	4	10	Tree pruning needed throughout community along fences and islands various areas have been started and not completed. Other areas have not been touched at all. ie Foxtail Pool Area, Sunlake Blvd
Reporting Requirements & District Receipt - Based on Contract Terms	20	20	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	42%	50	

Other Landscape Supplemental Items	Score	Max Points	
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule	10	10	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule	9	10	

Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	19%	20
---	-----	----

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





04/13/2026

LLR

trees by maintenance
shed at Foxtail still
haven't been pruned

2nd request



04/13/2026

LLR

Trees are not pruned
to contracted height
by Foxtail pool 2nd

request



04/13/2026

LLR

Trees are not pruned
to contracted height
by Foxtail pool 2nd

request



04/13/2026

LLR

Long Lake Ranch Blvd

spanish moss killing

bushes needs to be

cleaned out while

weeding



04/13/2026

Long Lake Ranch Blvd
dead bushes in islands



04/13/2026

LLR

Long Lake Ranch Blvd

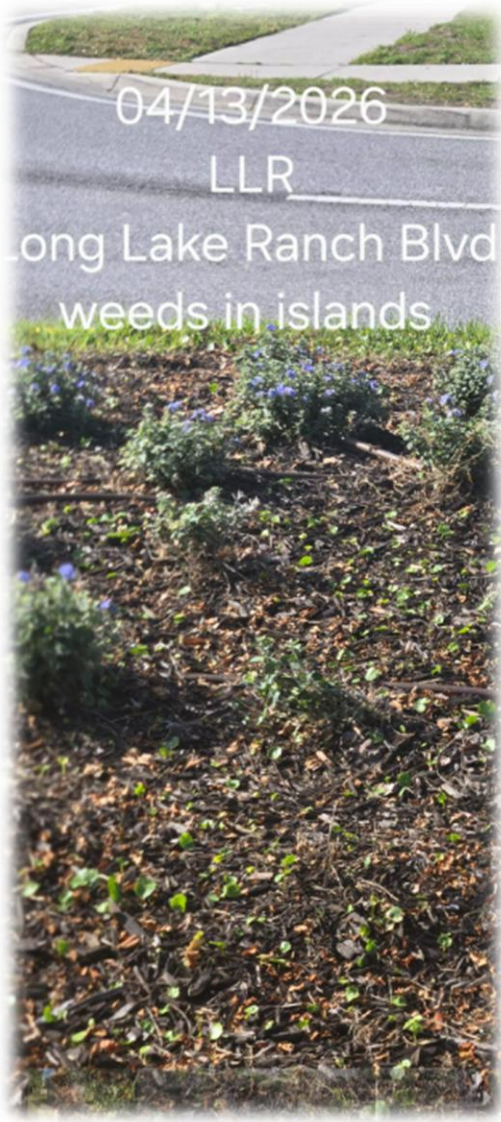
spanish moss killing
bushes



04/13/2026

LLR

Long Lake Ranch Blvd
weeds in islands





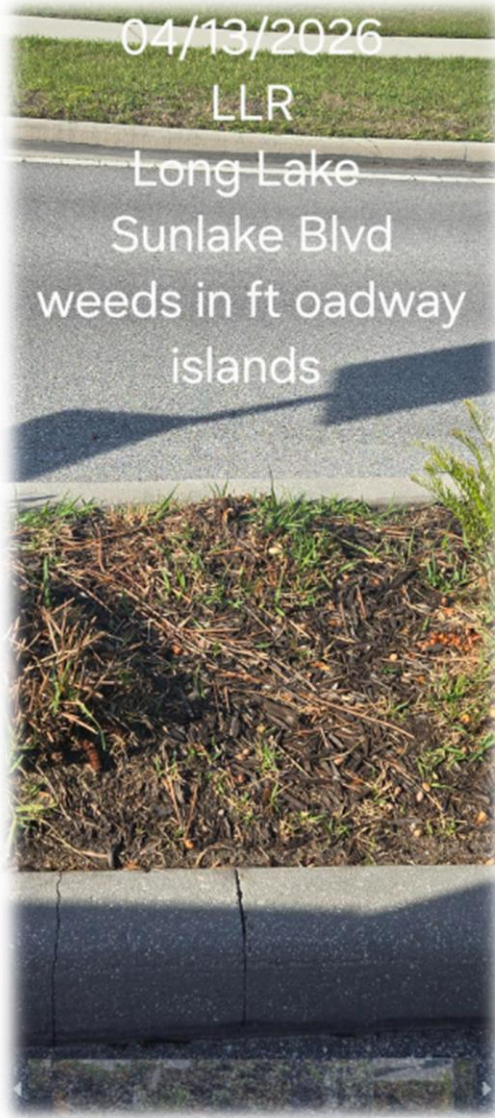
04/13/2026

LLR

Long Lake

Sunlake Blvd

weeds in ft roadway
islands







04/13/2026

LLR

Sunlake Blvd
weeds growing in

roadway islands





04/13/2026

LLR

Long Lake





04/13/2026

LLR

Sunlake Blvd

pinetrees in median have
not been completed
being raised

3rd request



04/13/2026

LLR

Palms still not trimmed
at Clubhouse
3rd request





04/13/2026

LLR

Daggerwing Blvd
weeds growing in

islands





04/202026

LLR

Primerose Estate

alm needs attention



04/20/2026

LLR

Primerose Estates
palms need attention



04/20/2026
Primerose Estates
palms need attention





EXHIBIT 11A

RETURN TO AGENDA

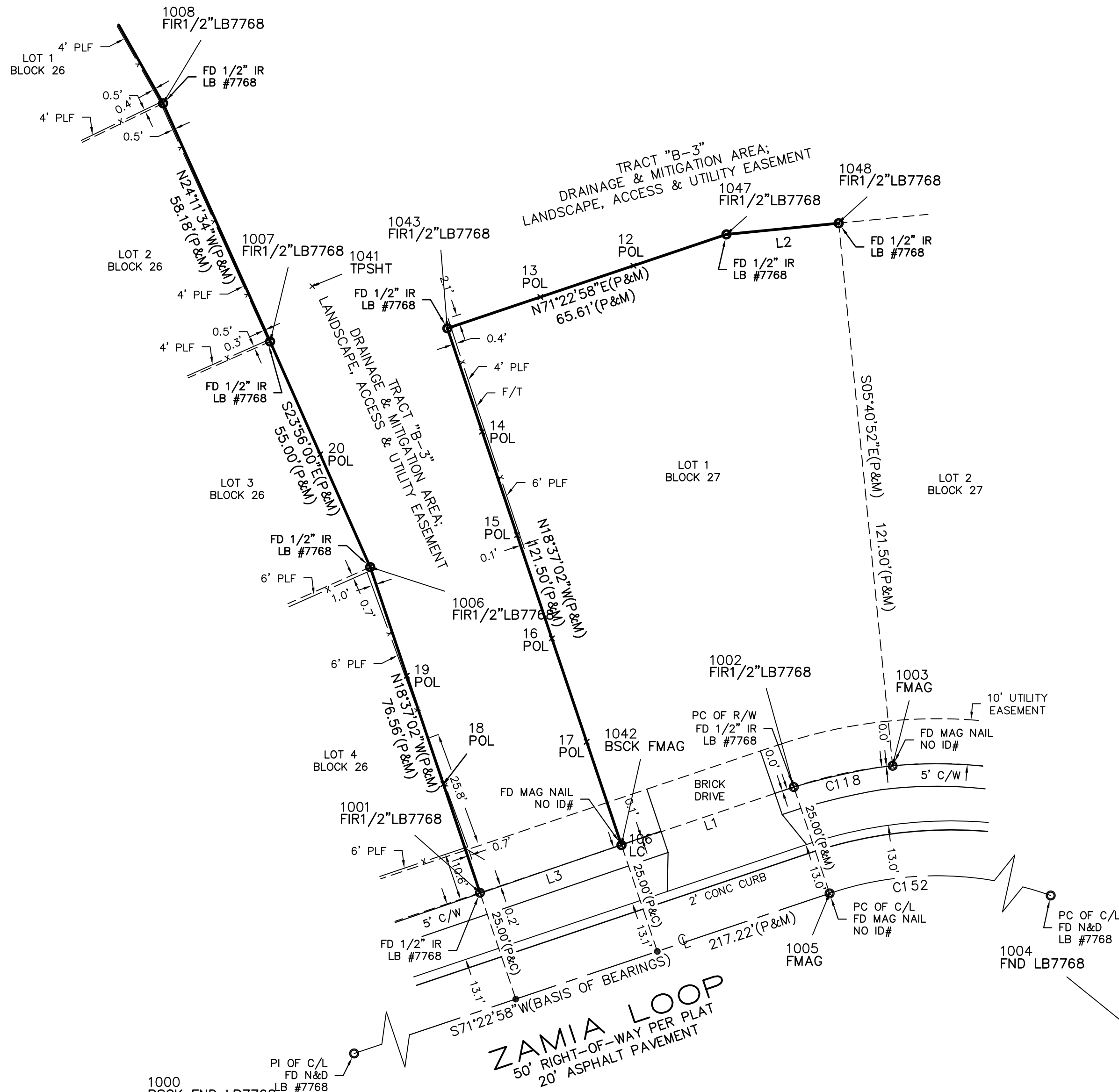


EXHIBIT 11B

RETURN TO AGENDA

MAP OF SURVEY
SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA

SITE ADDRESS:
ZAMIA LOOP



LEGEND

FD	FOUND
IR	IRON ROD
N&D	NAIL & DISK
MAG	MAGNETIC
P	PLAT
M	MEASURED
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
LB	LICENSED BUSINESS
ID	IDENTIFICATION
CONC	CONCRETE
C/S	CONC SLAB
C/P	CONC PORCH
C/W	CONC WALK
PLF	PLASTIC FENCE
F/T	FENCE TRANSITION

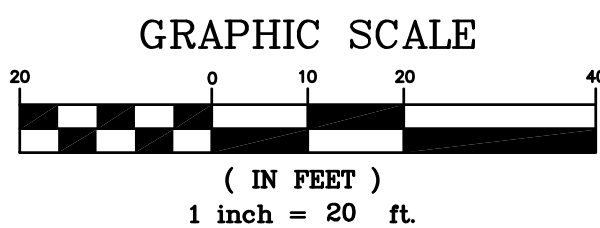
LEGAL DESCRIPTION:

APPORTION OF TRACT "B-3", "LONG LAKE RANCH VILLAGE 3 PARCELS A, B AND VILLAGE 6 PARCEL B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 60, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

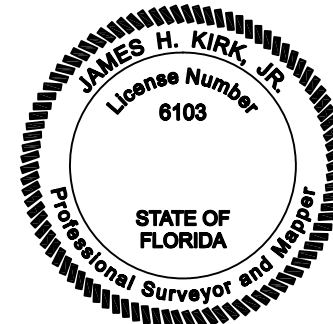
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
3. SURVEY FIELD WORK WAS COMPLETED ON APRIL 1, 2026.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM DEED RECORDED IN O.R. BOOK 9346, PAGE 385, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE BASED ON AN PLATTED BEARING OF SOUTH 71°22'58" WEST FOR THE CENTERLINE OF ZAMIA LOOP AS SHOWN HEREON.

PATH: S:\S26-02-06\Draw\Survey\S26-03-173-Srvy-Bndy.dwg, PLOT DATE: 4-6-26



LINE TABLE		
LINE	LENGTH	BEARING
L1(P&M)	40.50'	S71°22'58"W
L2(P&M)	25.11'	N84°19'08"E
L3(P&M)	33.26'	S71°22'58"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C118(P&M)	22.58'	100.00'	12°56'10"	22.53'	S77°51'03"W
C152(P&M)	125.36'	75.00'	95°46'12"	111.27'	N60°43'56"W



Certified to:				
LONG LAKE RANCH CDD				
4-1-26	SPECIFIC PURPOSE BOUNDARY SURVEY	RJD	ACJ	JHK
Date	Description of Work	Party Chief	Drawn by	Checked by
THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL				

SURVEYOR'S CERTIFICATE: This certifies that a survey of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter 5J-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes. The seal appearing on this document was authorized by:

JAMES H. KIRK, JR. DATE: 4/6/26
P.S.M. No. 6103

W.C. SHERRILL AND COMPANY, LLC
SURVEYING • MAPPING • CONSULTING
P.O. BOX 203 • ODESSA, FLORIDA 33556
P: 813-345-4270 • WEBSITE: WWW.WCSHERRILL.COM
State of Florida, Certificate of Authorization LB #7863

Project No.: 26-03-173 Date: 4-1-26
Section 27 Township 26 S Range 18 E

19578 Long Lake Ranch Blvd







Galaxy S25





Galaxy S25

EXHIBIT 12

RETURN TO AGENDA

RCVD. 4/6/26

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Long Lake Ranch Community Development District ("District") and W.C. Sherrill and Company LLC ("Contractor"):

1. EFFECTIVE DATE. The Agreement shall be deemed effective as of the date of the full execution of the Agreement.

2. TERM. This Agreement shall become effective upon the date of the full execution of the Agreement and shall continue in full force and effect for a period of two (2) years from such date, unless terminated by either party in accordance with the terms of this Agreement. The Agreement shall thereafter automatically renew for additional one (1) year periods, unless terminated earlier in accordance with the terms contained herein.

3. SCOPE OF SERVICES. The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.

4. COMPENSATION. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**

A. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

6. STANDARD OF CARE; INDEMNIFICATION. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.

7. INSURANCE. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**.

The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

8. SOVEREIGN IMMUNITY. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

9. TERMINATION. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.

10. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.

11. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. SCRUTINIZED COMPANIES. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

13. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor 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 and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

14. CONFLICTS. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

15. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

W.C. Sherrill and Company LLC

Date: 4/7/2016
By: OTI LA / STEVEN H. TAYLOR
Its: PROJECT MANAGER

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date: _____
By: _____
Its: _____



W.C. SHERRILL AND COMPANY LLC

SURVEYING · MAPPING · CONSULTING

P.O. BOX 203 • ODESSA • FL 33556 • PHONE: 813-345-4270

April 3, 2026

Long Lake Ranch Community Development District
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

Attn: Patricia Thibault

**Re: *Survey Proposal – Specific Purpose Boundary Survey
Tract B3 – 19578 Long Lake Ranch Blvd. & 2196 Zamia Loop
Section 27, Township 26 South, Range 18 East
Pasco County, Florida***

Dear Ms. Thibault:

We appreciate the opportunity to provide you with our proposal for the survey work required on the above referenced site. Per previous conversations and correspondence, we will provide the following scope of services:

1. Locate the east Boundary line of the residence located at 19578 Long Lake Ranch Blvd. and show any encroachments.
2. Set lath and iron rods along the property lines abutting the CDD property of the residences located at 19578 Long Lake Ranch Blvd. and 2196 Zamia Loop. We will also paint the ground above each iron rod we set for visibility purposes.

All items listed above will be completed in one trip.

Based on the above scope of services, our estimated *Professional Service Fee* is **\$1,050.00**. We will require approximately two (2) weeks to complete this work from the receipt of our signed Authorization to Proceed.

Thank you for affording us this opportunity and if you have any questions or comments concerning this proposal, please do not hesitate to call us.

If you wish to proceed, please sign below and return one (1) copy of this letter as your authorization.

Very truly yours,

W.C. SHERRILL AND COMPANY, LLC

Steven H. Taylor

Steven H. Taylor
Marketing Director / Project Manager



Heidi Clawson

2026.04.05 21:38:17 -04'00

ACCEPTANCE / AUTHORIZATION:

By: _____ Contact Phone #: _____
(Owner of Authorized Agent)

Date: _____ Email Address: _____

EXHIBIT 13

RETURN TO AGENDA

DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
4.2.26	Pool Sealing at Main Pool	Amenity Manager	5.7.26	5 spots in the main pool that need to be addressed for sealing. Cooper to provide a proposal for next meeting. Proposal was approved . Cooper found 10 additional areas to be remediated and a proposal is being advanced but a verbal approval was advanced as they were on sight - \$1,000 There is still some bubbling after the repair that is being monitored by the amenity team. Cooper has advised that any further instances may require a resurface of the pool should they come up
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. Proposal is coming and there is also an issue with the dog park fence line
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.. Amenity will replace the drain channel in house. It is not lying flush with the deck They installed a pop up drain on the north side of the drain channel and it is working well. They will work on this on the south side
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. 4.2.26 Update: Get a proposal or have staff do it . Amenity has reached out to two painters for proposals
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.Obtaining schedule from Will
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. 4.2.26 Update: Need to get update proposal. Proposal for court resurface and fence will be presented at the May meeting
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 has not been furnished the intel
2.5.26	Signs	Amenity Manager/Stantec	3.5.26	Signs needed; no trespassing, damage signs, no motorized vehicles, no fishing signs. Board requested an updated list of no keep, keep and new additions. Bill is working in 02.19- Bill is compiling list . The motorized vehicle sign banning e -bikes/scooters, etc. have been installed and individuals appear to be in compliance . All stop signs that were missing have been installed Amenity team is looking for brackets for the street signage. Inquired to engineer for his thoughts on what to do with extra County signs
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. 4.2.26 Update: need to get law enforcement update from Bill
01.05.2026	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026 in every agenda package

11	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 4.2.26 Update: PCT to send email to HOA ASAP. Email has been sent to residents and DM team is responding to resident questions. Contract has been executed and Towing will commence on 04.24
12	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 from DC on 02.23.2026. New proposal in the agenda for \$950. Proposal executed and survey should be completed within 3 weeks. 4.2.26 Survey for additional resident approved. Initial homes was found to have plant material and fencing on CDD property
13	12.4.2025	Peter Chow/ Candyman deposits	District Manager	Ongoing	Check with them on making deposits 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 of time 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 Duke. 4.2.26 Update: Checked with Duke on status and project is about 6 months out
14	2.5.26	Street Light conversion	District Manager	04.05.2026	
15	1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara checking on this
16	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
17	4.2.26	Pool permits	District Manager	5.7.26	Check when pool permits are to be paid
18	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; 4.2.26 update: need proposal for next month. Obtaining update from Red Tree as to when the new meter will be installed
19	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 4.2.26 update: not installed at this time on Sunlake, wait till the rains come
20	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.
21	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 4.2.26 Update: This needs to be addressed and placed on the agenda for next month
22	4.2.26	Plant Material Assesment	Redtree	June	Evaluate for plant material that was hurt by the freeze
23	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. 4.2.26 Update: Greg will investigate and bring back next month
24	1.5.26	French Drain Proposal	Stantec	04.09.2026	4.2.26 update: Greg is meeting with Advanced Drainage Solutions and will have a proposal for next meeting
25	2.5.26	QR Code for Residents	ZCOMPLETED	COMPLETED	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 for residents to sign up, Project is complete
26	2.5.26	Middle Fountain Repair	ZCOMPLETED	COMPLETED	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. Fountains are now operational
27	02.05.2026	Mandas Minnows	ZCOMPLETED	COMPLETED	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. Contract has been executed and additional requestes were approved at the April meeting

28	12.4.2025	HCA Communication	ZCOMPLETED	COMPLETED	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 advacing after the removal 4.2.26: DEAD ISSUE GOING FORWARD
29	2.5.26	Separation from Anchor Stone	ZCOMPLETED	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
30	4.2.26	Pool Attendants	ZCOMPLETED	COMPLETED	Prior year Noah was brought back
31	03.05.2026	Redtree Tree Removal and Stump Grind	ZCOMPLETED	COMPLETED	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
32	2.5.26	Weeds around Monuments	ZCOMPLETED	COMPLETED	Weeds need to be cut back RT: Completed
33	2.5.26	Plant Material Proposal	ZCOMPLETED	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.

EXHIBIT 14

RETURN TO AGENDA



TOTAL QUALITY FENCE AND REMODELING

Bill York
19037 Long Lake Ranch Blvd
Lutz, FL 33558

(727) 484-8357

ESTIMATE	#3704
ESTIMATE DATE	Oct 17, 2025
TOTAL	\$17,196.88

CONTACT US

7909 N Fremont Ave
Tampa, FL 33604

(813) 703-1148

estimates@tqfence20.com

ESTIMATE

Services	qty	amount
Labor fee	1.0	\$250.00
Labor fee : 1		
Chain link fence 10' h	361.0	\$15,162.00
Chain link commercial 10'h black , 3 rails, lines post 2.5" corner posts 3"		
Chain swing gate	2.0	\$1,284.00
80" h x 74" w chain link swing gate black self closing hinges, not latch		
		Services subtotal: \$16,696.00
Subtotal		\$16,696.00
Tax (Platform Fee 3%)		\$500.88
Total		\$17,196.88

PAYMENT FEES WILL BE APPLIED IF PAYING WITH: *Venmo 3% FEE *Credit Or Debit Card 3% FEE *FINANCE 3.9% FEE
NO PAYMENT FEE *ZELLE *CASHAPP *CHECK *CASH.

*ZELLE EMAIL: tqfence.remolding@gmail.com

*VENMO AND CASHAPP PHONE NUMBER: (813) 481-4051

BY APPROVING THIS ESTIMATE CUSTOMER AGREE WITH OUR TERMS AND CONDITIONS

PLEASE CLICK BELOW TO SEE OUR TERMS AND CONDITIONS CONTRACT

THANKS FOR DOING BUSINESS WITH US

EXHIBIT 15

RETURN TO AGENDA

Court Project

PROPOSAL

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

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

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

Description of Services:

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

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

Description of Services:

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

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

Description of Services:

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

4. Striping – Basketball Half Court \$700.00

Description of Services:

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

Quantity: 2 x EA

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

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

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

Description of Services:

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

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

Terms and Conditions

1. PRICING & PAYMENT TERMS

Payment Terms:

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

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

Late Payments:

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

2. TERMS & CONDITIONS

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

EXHIBIT 16

RETURN TO AGENDA



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com
info@lawsoncourts.com

Phone: (941) 748-3399
Fax: (941) 748-3393

BUDGETARY PROPOSAL/CONTRACT

Job Name: Long Lake Ranch	Today's Date: April 20, 2026
Job Address: 19037 Long Lake Ranch Blvd. Lutz, FL	Email Address: manager@lrcddamenity.com
Proposal Submitted to: Bill York	Phone Number: 727-484-8357

We hereby submit estimate specifications for: **1 Basketball Court (Patch/Level/ Resurface)**

- 1) Setup staging area, clean trash, and debris off court.
- 2) Flood the court with clean water and let stand for one hour. Any areas holding water deeper than the depth of a five-cent coin will be marked and filled with non-shrink leveling material. This will bring the low spots up to within the **USBBA tolerance guidelines**.
- 3) Examine the surface for existing cracks. Clean out those cracks wider than hairline type and fill with special crack patch material.
- 4) Cover patched or hairline cracks with one-foot-wide strips of **fiberglass membrane**. This will slow their return. New cracks may appear in the future due to ground movement, therefore we do not warranty against cracks.
- 5) Apply a **transition coat of acrylic resurfacer** over all patches and **fiberglass membrane**.
- 6) After all patching and leveling is complete, we will install an **all-new playing surface**. This will consist of **Two Coats of Fortified Black Resurface**, leveling course material and **Two Coats of Fortified Acrylic Latex** and . All coats to be fortified with silica sand.
- 7) Install new white, two-inch playing lines on the court.
- 8) Haul off any debris and clean up the staging area.

PRICE:

We propose hereby to furnish material and labor for the sum of:

Fifteen Thousand and Hundred and 00/100 Dollars-----(\$15,000.00)

PAYMENT AS FOLLOWS:

Deposit, Materials, mobilization: **\$8,000.00**

Balance Upon Completion of Courts: **\$7,000.00**

****We expect total payment upon completion. All late payments will be charged 1.5% per month 18% per year. ****

Authorized Initial for **Lawson Courts, Inc.:** _____

Authorized Initial for **Long Lake Ranch :** _____ *



LAWSON COURTS

P.O. Box 6
Bradenton, FL 34206

since 1984

www.lawsoncourts.com
info@lawsoncourts.com

Phone: (941) 748-3399
Fax: (941) 748-3393

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

1. Provide suitable access to potable water at court site for base construction, flooding of court(s) mixing materials.
2. Owner Shall use professional service to mark all underground electrical, plumbing, irrigation etc. in the access area.
3. If the owner requires initiation of contract despite inadequate access, Lawson Courts shall back charge a minimum of \$150.00 per hour for extra work/or down time due to the above. Back charge is subject to change.
4. Any alteration or deviation from the above specifications involving extra costs will be executed on upon written orders and will become an extra charge over and above estimate.
5. Provide 2 designated contact people to be in communication with Lawson Courts and Gate Access if Applicable.

Name and Phone Number:

Name and Phone Number:

CONDITION OF SALE

- The Purchaser and Seller or its assigns agree to the purchase and sale of above-described property on the following conditions:
- Purchaser will pay to Seller or its assigns the Total Contract Price in accordance with the terms set forth.
- If the Purchaser shall default in the payment of any installment or violate any of the provisions of this Contract, the Seller or its assigns shall have the right to declare due the whole amount unpaid and without notice or demand, legal process, liability for trespass or damages, and without prejudice to other action, enter the premises where said property may be repossess and remove same.
- Lawson Courts will exercise care, but will not be held responsible for damage caused by normal construction operations (damage to sod, landscaping, sprinkler lines, pavement access, etc.)
- Scheduled start date and completion date is subject to change.
- That there are no agreements or warranties in connection with this transaction which are not expressly set forth in this Contract.
- Buyer hereby assigns without recourse Lawson Courts the right and interests of the material and equipment in the above Contract and in the property described therein until paid in full.
- Venue for any legal actions shall be Manatee County, FL.
- This service comes with a **One-Year limited warranty against excessive fading or surface delamination; this is contingent upon proper court maintenance.** Hairline cracks may appear in the future due to ground movement; this is beyond our control. There is no warranty against cracks. There is no warranty against abuse by players or excessive high winds or flooding.

The parties agree that in the event that payment is not made as provided herein, Contractor may terminate this contract, refuse to complete any work remaining pursuant to the contract, and any alternate proposals, amendments, changes, or modifications thereto, and sue for the payment due, plus any work performed by contractor up until the date of termination, including a reasonable profit and overhead, court costs, attorney's fees (including attorney's fees incurred in arbitration and administrative proceedings and all state and federal actions and appeals), and interest at the rate of 1 ½% per month, 18% per year.

Authorized Signature for Lawson Courts, Inc.: Joel Lawson

**Note: This proposal may be withdrawn by us if not accepted within 30 days. ** [updated April 20, 2026](#)

ACCEPTANCE OF PROPOSAL/CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Print Name: Signature: Date:

Resurface Basketball Court -

EXHIBIT 17A

RETURN TO AGENDA



Cooper Pools Inc
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 364

Order No.
 Valid for 30 days

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

Site: 19037 Long Lake Ranch
 Boulevard Lutz
Site Contact:
Salesperson: Michael Goodrich
Date: 04/30/2026

9104 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Pool Surface Prep	1.00	\$1,800.00	\$1,800.00
Commercial Pool Bond Coat	6.00	\$76.80	\$460.80
Commercial Cap Tile	1.00	\$8,800.00	\$8,800.00
Commercial Labor / Install	1.00	\$6,000.00	\$6,000.00
Commercial New Pool Surface	1.00	\$44,800.00	\$44,800.00
Commercial Scum Gutter Receivers	18.00	\$125.00	\$2,250.00
Floor returns	12.00	\$55.00	\$660.00
Commercial Main Drain Replacement	1.00	\$250.00	\$250.00
Commercial Chemical Start Up	28.00	\$125.00	\$3,500.00
Administrative Fee: Permitting	1.00	\$250.00	\$250.00
Sub-Total ex Tax			\$68,770.80
Tax			\$0.00
Total inc Tax			\$68,770.80

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.

2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized

signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

EXHIBIT 17B

RETURN TO AGENDA



Cooper Pools Inc
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 892

Order No.
 Valid for 30 days

Long Lake Ranch

19037 Long Lake Ranch Boulevard
 Lutz, FL, 33558

Site: 19037 Long Lake Ranch
 Boulevard Lutz

Site Contact:

Salesperson: Theresa Bonnell

Date: 04/30/2026

Demo of pool / surface

14502 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Pool Interior — Mechanical Chip-Out to Solid Subbase (60% — Labor & Equipment) Mechanical removal of all existing plaster down to solid concrete subbase. Includes up to 2 layers. High-pressure water blasting, mechanical chipping, and grinding as needed. Professional equipment and experienced crews. Fast mobilization.	1.00	\$19,923.12	\$19,923.12
Full Debris Removal, Loading & Disposal (40% — Haul & Disposal) All demolished plaster material loaded and hauled via on-site dumpsters — no trailers used. Clean, controlled work practices maintained throughout	1.00	\$13,282.08	\$13,282.08
Pool Draining Complete pool drain-down prior to chip-out operations. Included in base lump sum	1.00	\$2,964.00	\$2,964.00
3rd Layer of Plaster Removal — Confirmed Present A 3rd layer of existing plaster has been confirmed on-site. Per the original estimate terms, each additional layer beyond the base 2-layer scope is billed at \$3.00 per sq ft. This layer is included in the contract lump sum	1.00	\$14,230.80	\$14,230.80
Sub-Total ex Tax			\$50,400.00
Tax			\$0.00
Total inc Tax			\$50,400.00

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.
11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).
12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a

licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

EXHIBIT 18
RETURN TO AGENDA



Cooper Pools Inc
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 849

Order No.
 Valid for 30 days

Long Lake Ranch

 19037 Long Lake Ranch Boulevard
 Lutz, FL,33558

Site: 19037 Long Lake Ranch
 Boulevard Lutz

Site Contact:

Salesperson: Michael Goodrich

Date: 04/23/2026

10 Additional Voids found during main drain replacement and surface repair

14459 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
10 additional voids found during main drain replacement and surface repairs requiring patching	1.00	\$1,000.00	\$1,000.00
Sub-Total ex Tax			\$1,000.00
Tax			\$0.00
Total inc Tax			\$1,000.00

DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
- I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell

EXHIBIT 19
RETURN TO AGENDA

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2026

**Long Lake Ranch CDD
Balance Sheet
March 31, 2026**

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 Assets:						
2 Operating Account-SS	\$ 202,655	\$ -	\$ -	\$ -	\$ -	\$ 202,655
3 Money Market Account- SS	3,214,620	1,283,784	-	-	-	4,498,404
4 Debit Card - SS	1,266	-	-	-	-	1,266
5 Small Checking - SS	500	-	-	-	-	500
6 Petty Cash	3,187	-	-	-	-	3,187
7 Trust Accounts						
8 Revenue Fund	-	-	135,122	63,069	36,692	234,883
9 Reserve Fund	-	-	315,100	117,969	95,378	528,447
10 Prepayment Fund	-	-	1,150	-	116	1,266
11 Accounts Receivable	800	-	-	-	-	800
12 Assessments Receivable-On Roll	-	-	-	-	-	-
13 Excess Fees - Receivable	-	-	-	-	-	-
14 Due from Other Funds	-	-	311,600	231,276	188,499	731,375
15 Prepaid Expenses	5,111	-	-	-	-	5,111
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	3,489,997	1,283,784	762,972	412,313	320,685	6,269,752
18 Liabilities:						
19 Accounts Payable	6,325	-	-	-	-	6,325
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	-	-	-	-	-	-
22 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	731,375	-	-	-	-	731,375
23 TOTAL LIABILITIES	737,699	-	-	-	-	737,699
24 Fund Balance						
25 Non-Spendable	66,969	-	-	-	-	66,969
26 Assigned: Capital Reserves	287,256	1,283,784	-	-	-	1,571,040
27 Assigned:2-Month Operating Capital	210,242	-	-	-	-	210,242
28 Restricted for Debt Service	-	-	762,972	412,313	320,685	1,495,970
29 Unassigned	2,187,830	-	-	-	-	2,187,830
30 TOTAL LIABILITIES AND FUND BALANCE	\$ 3,489,997	\$ 1,283,784	\$ 762,972	\$ 412,313	\$ 320,685	\$ 6,269,752

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

	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 Revenues:										
2 Assessments Levied										
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 806,684	\$ 35,596	\$ 9,724	\$ 132,944	\$ 1,147,825	\$ 1,202,714	\$ (54,889)	95%
4 Assessments Levied for General Fund Transfer to Resi	-	-	350,000	-	-	-	350,000	350,000	-	100%
5 Early Payment Discount	-	-	-	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	-	-	-	0%
7 Additional Revenue										
8 Tennis	500	500	-	1,000	500	500	3,000	6,000	(3,000)	50%
9 Room Rentals	-	-	-	-	-	-	-	-	-	0%
10 Gate Access Cards	-	-	-	-	-	-	-	-	-	0%
11 Miscellaneous Revenue	250	-	13,411	-	-	105	13,766	-	13,766	0%
12 Interest	8,344	6,627	8,538	11,010	10,302	11,800	56,621	-	56,621	0%
13 Advertisement Rental	-	-	-	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	-	-	-	-	76,518	(76,518)	0%
16 TOTAL REVENUE	9,094	170,004	1,178,632	47,606	20,526	145,349	1,571,212	1,635,232	(64,020)	96%
17 Expenditures:										
18 Administrative										
19 Supervisors-Regular Meetings	1,015	1,015	800	1,015	1,015	1,015	5,876	13,000	(7,124)	45%
20 Supervisors-Workshops	-	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	61	61	61	61	367	1,071	(704)	34%
22 Payroll Services Fees	50	50	50	50	50	50	300	700	(400)	43%
23 District Management	1,250	1,250	605	-	1,250	1,250	5,605	15,000	(9,395)	37%
24 Administrative	417	417	202	-	417	417	1,868	5,000	(3,132)	37%
25 Accounting	833	833	403	-	833	833	3,737	10,000	(6,263)	37%
26 Assessment Roll Preparation	417	417	202	-	417	417	1,868	5,000	(3,132)	37%
27 Dissemination Agent	250	250	120	-	250	250	1,120	3,000	(1,880)	37%
28 District Counsel	-	7,198	4,161	7,426	8,068	3,538	30,389	45,000	(14,611)	68%
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	29	297	250	47	119%
36 Legal Advertising	-	-	55	-	-	-	55	1,500	(1,445)	4%
37 Website Hosting	-	-	1,538	-	-	-	1,538	2,015	(478)	76%
38 TOTAL ADMINISTRATIVE	8,443	11,551	12,355	8,552	12,420	7,860	61,180	131,829	(70,649)	46%
39 Insurance										
40 Public Officials, General Liability & Property Insurance	32,118	-	-	-	-	-	32,118	34,313	(2,195)	94%
41 TOTAL INSURANCE	32,118	-	-	-	-	-	32,118	34,313	(2,195)	94%
42 Utilities										
43 Utilities-Electricity	-	5,097	4,460	5,093	4,115	-	18,765	61,200	(42,435)	31%
44 Utilities-Streetlights	-	8,698	8,682	8,783	8,424	-	34,587	117,300	(82,713)	29%
45 Utilities-Water/Sewer	58	276	3,238	2,433	1,141	1,341	8,487	18,000	(9,513)	47%
46 Utilities-Solid Waste Assessment	-	-	221	-	-	-	221	1,530	(1,309)	14%
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	721	2,040	(1,319)	35%
48 TOTAL UTILITIES	178	14,191	16,721	16,430	13,800	1,461	62,781	200,070	(137,289)	31%
49 Security										
50 Security Repairs & Maintenance	-	-	-	-	145	-	145	7,500	(7,355)	2%
51 TOTAL SECURITY	-	-	-	-	145	-	145	7,500	(7,355)	2%

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

	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	Variance	% Actual
	Month of	Month of	Month of	Month of	Month of	Month of	Total Actual	Approved	Over/(Under)	YTD/
	October	November	December	January	February	March	Year to Date	Budget	Budget	FY Budget
52 Community Maintenance										
53 Field Services	417	417	417	-	417	417	2,083	5,000	(2,917)	42%
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	14,085	84,511	180,920	(96,409)	47%
62 Landscape Replacement-Mulch	-	-	49,500	-		8,750	58,250	72,000	(13,750)	81%
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	4,125	12,125	45,000	(32,875)	27%
66 Other Landscape-Fire Ant Treatment	-	-	-	-			-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	35	1,181	-	4,905		144	6,264	15,000	(8,736)	42%
68 Decorative Lights Maintenance	-	-	2,500	16,734			19,234	15,000	4,234	128%
69 Volunteer Supplies	-	-	-	-			-	-	-	0%
70 Pressure Washing	-	-	-	-			-	37,000	(37,000)	0%
71 Field Contingency	2,600	-	453	-	150		3,203	30,627	(27,424)	10%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	80,932	38,935	15,052	27,521	214,305	595,673	(381,368)	36%
73 Road & Street Facilities										
74 Sidewalk Repair & Maintenance	-	-	-	-			-	1,000	(1,000)	0%
75 Roadway Repair & Maintenance	-	-	-	-			-	2,500	(2,500)	0%
76 Signage Repair & Replacement	-	-	-	-			-	20,000	(20,000)	0%
77 TOTAL ROAD & STREET FACILITIES	-	-	-	-	-	-	-	23,500	(23,500)	0%
78 Amenity Maintenance										
79 Clubhouse Management	5,178	9,915	19,322	9,575	9,313	9,938	63,241	141,296	(78,055)	45%
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	3,230	19,260	40,000	(20,740)	48%
83 Dog Waste Station Supplies	-	-	-	-			-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	1,717	863	351	932	7,264	21,000	(13,736)	35%
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	439		2,113	5,000	(2,887)	42%
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	105	614	3,600	(2,987)	17%
94 Clubhouse Janitorial Supplies	-	-	-	-			-	3,000	(3,000)	0%
95 TOTAL PARKS & RECREATION	10,797	15,164	24,760	19,095	25,958	14,204	109,977	242,346	(132,369)	45%
96 Project Budget										
97 Capital Outlay	-	-	-	-			-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	83,713	60,594	134,768	83,011	67,375	51,046	480,506	1,285,231	(804,725)	37%
100 Total Excess Expenditures Over (Under) Revenues	(74,618)	109,410	1,043,865	(35,406)	(46,849)	94,303	1,090,706	350,001	804,725	
101 Total Other Financing Sources (Uses)										
102 County Collection Costs	-	-	-	-			-	-	-	
103 Transfers In	-	-	-	-			-	-	-	
104 Transfers Out	-	-	-	-			-	350,000	350,000	
105 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	350,000	350,000	
106 Fund Balance - Beginning	1,661,593	1,586,975	1,696,385	2,740,249	2,704,844	2,657,993	1,661,593	1,661,593		
107 Net Change In Fund Balance	(74,618)	109,410	1,043,865	(35,406)	(46,849)	94,303	1,090,706	700,001		
108 Fund Balance - Ending-Projected	1,586,975	1,696,385	2,740,249	2,704,844	2,657,993	2,752,297	2,752,299	2,361,594		

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

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

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

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 309,258	\$ (8,242)
3 Excess Fees	-	-	-
4 Interest Revenue	-	8,603	8,603
5 Total Revenues	317,500	317,861	361
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	107,250	106,875	(375)
9 May 1, 2026	105,000	-	(105,000)
10 Principal Retirement:			
11 May 1, 2026	104,100	-	(104,100)
12 Principal Prepayment	-	10,000	10,000
13 Total Expenditures	316,350	116,875	(199,475)
14 Excess Expenditures Over (Under) Exp.	1,150	200,986	199,836
15 NET Change in Fund Balance	1,150	200,986	199,836
16 Fund Balance-Beginning	561,986	561,986	-
17 Fund Balance - Ending	\$ 563,136	\$ 762,972	\$ 199,836

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 March 31, 2026

	<u>FY 2026 Approved Budget</u>	<u>FY2026 Actual Actual Total Year-to-Date</u>	<u>Variance Over (Under) to Budget</u>
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 229,537	\$ (6,401)
3 Excess Fees	-	-	-
4 Interest Revenue	-	3,861	3,861
5 Total Revenues	235,938	233,398	(2,540)
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	82,419	82,419	(0)
9 May 1, 2026	70,000	-	(70,000)
10 Principal Retirement:			
11 May 1, 2026	80,319	-	(80,319)
12 Principal Prepayment	-	-	-
13 Total Expenditures	232,738	82,419	(150,319)
14 Excess Expenditures Over (Under) Exp.	3,200	150,980	147,780
15 NET Change in Fund Balance	3,200	150,980	147,780
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 412,313	\$ 147,780

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 March 31, 2026

	<u>FY 2026 Approved Budget</u>	<u>FY2026 Actual Actual Total Year-to-Date</u>	<u>Variance Over (Under) to Budget</u>
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 187,082	\$ (4,799)
3 Excess Fees	-	-	-
4 Interest Revenue	-	2,841	2,841
5 Total Revenues	191,881	189,923	(1,958)
6 Expenditures:			
7 Interest Expense:			
8 November 1, 2025	59,100	58,744	(356)
9 May 1, 2026	75,000	-	(75,000)
10 Principal Retirement:			
11 May 1, 2026	57,600	-	(57,600)
12 Principal Prepayment	-	5,000	5,000
13 Total Expenditures	191,700	63,744	(127,956)
14 Excess Expenditures Over (Under) Exp.	181	126,180	125,998
15 NET Change in Fund Balance	181	126,180	125,999
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	\$ 194,686	\$ 320,685	\$ 125,999

-

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

Balance per Bank Statement	207,442
Plus: Deposits in Transit	-
Less: Outstanding Checks	(4,786)
<i>Adjusted Bank Balance</i>	<u><u>202,655</u></u>

Beginning Balance	289,533
Receipts	13,612
Disbursements	(100,490)
<i>Balance per Book</i>	<u><u>202,655</u></u>

**Long Lake Ranch CDD
Check Register
FY2026**

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

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/14/2025			Deposit	123,147.85		250,752.14
11/14/2025	74	Darrell Thompson	BOS 11-6-25		184.70	250,567.44
11/17/2025	5096	Turner Pest Control LLC	pest control		100.00	250,467.44
11/17/2025	5097	Anchor Stone Management, LLC	Irrigation and Tree Walk		1,000.00	249,467.44
11/17/2025	5098	Anchor Stone Management, LLC	Invoice for payroll		4,925.97	244,541.47
11/18/2025	5099	Dibartolomeo, McBee, Hartley & Barnes, PA	serv rendered audited		4,150.00	240,391.47
11/18/2025			Deposit	500.00		240,891.47
11/19/2025	5100	Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	237,191.47
11/19/2025	5101	RedTree Landscape Systems	irrigation repairs		60.00	237,131.47
11/20/2025			Deposit	84,959.83		322,091.30
11/20/2025			Funds Transfer		500.00	321,591.30
11/20/2025			Funds Transfer		2,000.00	319,591.30
11/21/2025	112125ach	Pasco County Utilities Services Branch	18981 long lake ranch		93.34	319,497.96
11/21/2025	112125ach2	Pasco County Utilities Services Branch	0 COMMUNITY Cntr		182.26	319,315.70
11/23/2025	5102	GHS LLC	Aquatic Maintenance		2,460.00	316,855.70
11/23/2025	5103	RedTree Landscape Systems	irrigation repairs		120.65	316,735.05
11/26/2025			Deposit	55,704.17		372,439.22
11/26/2025			Funds Transfer		1,000.00	371,439.22
11/30/2025	5104	Blue Water Aquatics, Inc	fountain svcs		136.00	371,303.22
11/30/2025				355,951.33	57,697.19	371,303.22
12/1/2025	5105	RedTree Landscape Systems	Landscape Maint		14,085.25	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	Billing #3		5,168.75	325,942.85
12/29/2025	5131	Haven Management Solutions	Billing #4		215.05	325,727.80
12/30/2025	123025ach	Duke Energy	Summary Bill		13,141.27	312,586.53
12/31/2025				1,886,889.23	1,945,605.92	312,586.53
1/1/2026	5132	RedTree Landscape Systems	Landscape Maint		14,085.25	298,501.28
1/1/2026	5133	Blue Water Aquatics, Inc	fountain svcs		136.00	298,365.28
1/4/2026	5134	Cooper Pools Inc	Pool Maintenance		3,200.00	295,165.28
1/5/2026	5135	Cooper Pools Inc	Pool Maintenance		30.00	295,135.28
1/8/2026	010826ach	Frontier	Phone and Internet 12/15-1/14/26		270.05	294,865.23
1/8/2026	010826ach2	Frontier	Phone and Internet 12/15-1/14/26		150.99	294,714.24
1/9/2026			Deposit	1,633.32		296,347.56
1/9/2026			Deposit	7,630.90		303,978.46
1/9/2026			Deposit	48,389.79		352,368.25
1/9/2026			Deposit	1,000.00		353,368.25
1/11/2026	5137	RedTree Landscape Systems	Irrigation Repairs-need board approval		891.00	352,477.25
1/11/2026	5138	Cooper Pools Inc	Pool repair/maint		2,075.00	350,402.25
1/11/2026	5139	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		750.00	349,652.25
1/12/2026	5141	RedTree Landscape Systems	Irrigation repairs		1,000.00	348,652.25
1/12/2026	5142	Haven Management Solutions	Payrol Billing 12/28/25-1/10/26		4,606.25	344,046.00
1/13/2026	011326ach	Coastal Waste & Recycling, Inc.	WASTE COLLECTION		120.24	343,925.76
1/16/2026	011626ach	Engage PEO	BOS 1-5-26		757.10	343,168.66
1/16/2026	76	William Pellan	BOS MTG 1-5-26		184.70	342,983.96
1/16/2026	77	Darrell Thompson	BOS 1-5-26		184.70	342,799.26
1/19/2026	5143	RedTree Landscape Systems	Irrigation repairs		220.15	342,579.11
1/22/2026	5147	RedTree Landscape Systems	Irrigation repairs		496.85	342,082.26
1/22/2026	5148	RedTree Landscape Systems	Irrigation repairs		237.55	341,844.71
1/22/2026	5149	Turner Pest Control LLC	pest control		104.50	341,740.21
1/22/2026	5150	Cooper Pools Inc	Pool repair/maint		2,860.00	338,880.21
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		2,213.49	336,666.72
1/23/2026	012326ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		219.78	336,446.94
1/28/2026	5152	Haven Management Solutions	Payrol Billing 1/11-1/24/26		4,698.75	331,748.19
1/29/2026	5153	Kutak Rock LLP	Gen prof Legal svc		1,716.48	330,031.71
1/29/2026	5154	RedTree Landscape Systems	Irrigation repairs		130.00	329,901.71
1/29/2026	5155	GHS LLC	Aquatic Maintenance.		2,460.00	327,441.71
1/30/2026	5156	US Bank	Series 2014A & A2 Trustee fees		4,256.13	323,185.58
1/31/2026				58,654.01	48,054.96	323,185.58
2/1/2026	5157	Haven Management Solutions	District Managemen Svc Feb		3,583.34	319,602.24
2/2/2026	5158	RedTree Landscape Systems	Landscape Maint		14,085.25	305,516.99
2/2/2026	020226ach	Duke Energy	Summary Bill 12/2-1/2/26		13,876.21	291,640.78
2/3/2026	5161	Cooper Pools Inc	Pool Maintenance		3,200.00	288,440.78
2/6/2026	5162	Kutak Rock LLP	General prof Legal services.		2,150.00	286,290.78
2/6/2026	5163	Kutak Rock LLP	General prof Legal services.		5,275.50	281,015.28
2/6/2026			Deposit	500.00		281,515.28
2/9/2026	020926ach	Frontier	Phone and Internet		266.50	281,248.78
2/9/2026	020926ach2	Frontier	Phone and Internet		150.99	281,097.79
2/9/2026	5164	DCSI, Inc " Security & Sound"	Camera/DVR Service,		145.00	280,952.79
2/10/2026	5167	Haven Management Solutions	PR Billing 1/25-2/7/26		4,644.05	276,308.74
2/10/2026		Anchor Stone Management LLC		10,000.00		286,308.74
2/11/2026			Deposit	15,750.70		302,059.44
2/13/2026	021326ach	Engage PEO	BOS 2-5-26		757.10	301,302.34
2/13/2026	78	William Pellan	BOS MTG 2-5-26		184.70	301,117.64

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/13/2026		79 Darrell Thompson	BOS 2-5-26		184.70	300,932.94
2/17/2026	021726ach	Florida Department of Revenue	sales tax jan 2026		58.50	300,874.44
2/20/2026	022026ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	300,710.94
2/23/2026		5168 W.C. Sherrill and Company LLC	Surveying		150.00	300,560.94
2/23/2026		5169 RedTree Landscape Systems	tree removal		400.00	300,160.94
2/23/2026		5170 Turner Pest Control LLC	pest control		104.50	300,056.44
2/23/2026	022326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		977.97	299,078.47
2/24/2026		5171 Haven Management Solutions	Payrol Billing 2/8-2/21/26		4,668.75	294,409.72
2/25/2026		5172 US Bank	Series 2016 Trustee Fees		4,756.13	289,653.59
2/26/2026	022626ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	289,533.35
2/28/2026				26,250.70	59,902.93	289,533.35
3/1/2026		5174 Haven Management Solutions	District Managemen Services - March		3,583.34	285,950.01
3/2/2026		5176 Cooper Pools Inc	Pool Maintenance		3,230.00	282,720.01
3/2/2026		5175 Bay Paver Sealing & Cleaning Inc.	Pool Repair/Walkway/Pavers		12,550.00	270,170.01
3/2/2026		5177 RedTree Landscape Systems	Landscape Maint		14,085.25	256,084.76
3/2/2026	030226ach	Duke Energy	Summary Bill 1/3-2/2/26		12,538.56	243,546.20
3/4/2026		5179 Anchor Stone Management, LLC	Management Fees-Prorated 15/31 Days		1,733.87	241,812.33
3/4/2026		5178 Anchor Stone Management, LLC	Invoice for payroll		437.05	241,375.28
3/6/2026		5180 American Illuminations & Decor Inc	rgb track lighting		16,734.37	224,640.91
3/9/2026		5181 Steadfast Alliance	Mulch Installation		8,750.00	215,890.91
3/9/2026		5182 RedTree Landscape Systems	irrigation repairs		144.00	215,746.91
3/9/2026		5184 Haven Management Solutions	Payrol Billing 2/22-3/8/26		5,168.75	210,578.16
3/9/2026		5186 Kutak Rock LLP	General prof Legal services.		4,864.00	205,714.16
3/9/2026		5187 Kutak Rock LLP	General prof Legal services.		2,210.00	203,504.16
3/9/2026		5188 Kutak Rock LLP	General prof Legal services.		994.00	202,510.16
3/10/2026			Deposit	604.50		203,114.66
3/11/2026	031126ach1	Frontier	Phone and Internet 2/15-3/14/26		288.48	202,826.18
3/11/2026	031126ach2	Frontier	Phone and Internet 2/15-3/14/26		150.99	202,675.19
3/11/2026			Funds Transfer		2,000.00	200,675.19
3/12/2026			Deposit	737.48		201,412.67
3/12/2026			Deposit	12,270.05		213,682.72
3/13/2026	031326ach	Coastal Waste & Recycling, Inc.	Waste Collection		120.24	213,562.48
3/19/2026	031926ach	Florida Department of Revenue	sales tax feb 2026		29.25	213,533.23
3/20/2026	032026ach1	Engage PEO	BOS 2-5-26		757.10	212,776.13
3/20/2026		80 William Pellan	BOS MTG 3-20-26		184.70	212,591.43
3/20/2026		81 Darrell Thompson	BOS 3-20-26		184.70	212,406.73
3/20/2026	032026ach4	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		1,167.93	211,238.80
3/20/2026	032026ach7	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		172.88	211,065.92
3/23/2026		5189 Kutak Rock LLP	General prof Legal services.		442.50	210,623.42
3/23/2026		5190 Kutak Rock LLP	General prof Legal services.		2,210.00	208,413.42
3/23/2026		5191 Kutak Rock LLP	General prof Legal services.		885.00	207,528.42
3/24/2026		5193 Haven Management Solutions	Payrol Billing 3/8-3/21/26		4,768.75	202,759.67
3/26/2026		5194 Turner Pest Control LLC	pest control		104.50	202,655.17
3/31/2026				13,612.03	100,490.21	202,655.17

EXHIBIT 20

RETURN TO AGENDA

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							
Bill P...	03/01/2026	5174	Haven Management ...	District Managemen Services - Ma...		3,583.34	289,533.35
Bill P...	03/02/2026	5176	Cooper Pools Inc	Pool Maintenance		3,230.00	285,950.01
Bill P...	03/02/2026	5175	Bay Paver Sealing & ...	Pool Repair/Walkway/Pavers		12,550.00	282,720.01
Bill P...	03/02/2026	5177	RedTree Landscape ...	Landscape Maint		14,085.25	270,170.01
Bill P...	03/02/2026	03022...	Duke Energy	Summary Bill 1/3-2/2/26		12,538.56	256,084.76
Bill P...	03/04/2026	5179	Anchor Stone Manag...	Management Fees-Prorated 15/31 ...		1,733.87	243,546.20
Bill P...	03/04/2026	5178	Anchor Stone Manag...	Invoice for payroll		437.05	241,812.33
Bill P...	03/06/2026	5180	American Illumination...	rgb track lighting		16,734.37	241,375.28
Bill P...	03/09/2026	5181	Steadfast Alliance	Mulch Installation		8,750.00	224,640.91
Bill P...	03/09/2026	5182	RedTree Landscape ...	irrigation repairs		144.00	215,890.91
Bill P...	03/09/2026	5184	Haven Management ...	Payrol Billing 2/22-3/8/26		5,168.75	215,746.91
Bill P...	03/09/2026	5186	Kutak Rock LLP	General prof Legal services.		4,864.00	210,578.16
Bill P...	03/09/2026	5187	Kutak Rock LLP	General prof Legal services.		2,210.00	205,714.16
Bill P...	03/09/2026	5188	Kutak Rock LLP	General prof Legal services.		994.00	203,504.16
Bill P...	03/11/2026	03112...	Frontier	Phone and Internet 2/15-3/14/26		288.48	202,510.16
Bill P...	03/11/2026	03112...	Frontier	Phone and Internet 2/15-3/14/26		150.99	202,221.68
Bill P...	03/13/2026	03132...	Coastal Waste & Re...	Waste Collection		120.24	202,070.69
Bill P...	03/19/2026	03192...	Florida Department o...	sales tax feb 2026		29.25	201,950.45
Bill P...	03/20/2026	03202...	Engage PEO	BOS 2-5-26		757.10	201,921.20
Bill P...	03/20/2026	80	William Pellan	BOS MTG 3-20-26		184.70	201,164.10
Bill P...	03/20/2026	81	Darrell Thompson	BOS 3-20-26		184.70	200,979.40
Bill P...	03/20/2026	03202...	Pasco County Utilitie...	0 COMMUNITY CENTER		1,167.93	200,794.70
Bill P...	03/20/2026	03202...	Pasco County Utilitie...	18981 LONG LAKE RANCH		172.88	199,626.77
Bill P...	03/23/2026	5189	Kutak Rock LLP	General prof Legal services.		442.50	199,453.89
Bill P...	03/23/2026	5190	Kutak Rock LLP	General prof Legal services.		2,210.00	199,011.39
Bill P...	03/23/2026	5191	Kutak Rock LLP	General prof Legal services.		885.00	196,801.39
Bill P...	03/24/2026	5193	Haven Management ...	Payrol Billing 3/8-3/21/26		4,768.75	195,916.39
Bill P...	03/26/2026	5194	Turner Pest Control ...	pest control		104.50	191,147.64
Total 1. General Fund					0.00	98,490.21	191,043.14
TOTAL					0.00	98,490.21	191,043.14

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
3/1/2026	27

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 - March	1,250.00	1,250.00
	Administrative Services - March	416.67	416.67
	Accounting Services - March	833.33	833.33
	Assessment Roll - March	416.67	416.67
	Dissemination Services - March	250.00	250.00
	Field Services - March	416.67	416.67
		Total	\$3,583.34

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

Technician: Kenneth

Invoice no.: 2026-1176
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/06/2026	STENNER #2 HIGH PRESSURE PUMP TUBE ASSY 5 PC/ PACK	STENNER #2 HIGH PRESSURE PUMP TUBE ASSY 5 PC/ PACK	2	\$15.00	\$30.00
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance March 2026	1	\$3,200.00	\$3,200.00

Total \$3,230.00

Ways to pay



[View and pay](#)

BAY PAVER CLEANING & SEALING

FINAL INVOICE

Cell 813-838-1533

Customer Name: Long Lake Ranch **Date:** Feb 27th, 2026

Patricia Thibault CDD Manager/Bill York LLR Facilities Manager

Address: Long Lake Ranch Community Pools

Number: 727-484-8357

Email: patricia@havenmgtzol.com

manager@longlakeranchcdd.com

BAYPAVERSEALING.COM

Owner & Sealing Specialist Rick, 813-838-1533

Description of Estimate: 2 Pool Decks FINAL INVOICE

Description	Sq. Ft.	Amount
Pre treated all pool /walkway pavers with chlorine/algaeicide soak. Pressure wash all pavers with a rotary surface cleaner. Use turbo tip to clean wall block on planter walls/caps. Rinse all pavers very thoroughly. Allow pavers to dry out and then broom in beige Trident sand into all joints. Blow off excess. Hand roll/brush sealer onto pool coping to avoid getting any sealer in the pool. Applied two coats of commercial grade Seal Thane Semi Gloss Color enhancing sealer onto all pavers. Rope off area.	10,800 (Main Pool)	\$ 8,610
Same as above to community pool # 2 in Townhome area.	4,990 (Pool #2)	\$ 3,940

No foot traffic for 6 hours. Please turn any irrigation off that might hit the pavers.		
2 Year Warranty.	TOTAL :	\$ 12,550

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

Invoice 33264



BILL TO

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

DATE
03/01/2026

PLEASE PAY
\$14,085.25

DUE DATE
03/01/2026

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

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

TOTAL DUE

\$14,085.25

THANK YOU.



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Feb 9, 2026
For service Jan 3 - Feb 2
31 days

Billing summary

Previous Amount Due	\$13,876.21
Payment Received Feb 02	-13,876.21
Current Electric Charges	4,115.05
Current Lighting Charges	8,281.12
Taxes	142.39
Total Amount Due Mar 02	\$12,538.56

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	266.17
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount of automatic draft

\$12,538.56
by Mar 2

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

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

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

8893000001249700066000000000000000125385600012538560



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	299.35
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,634.79
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,174.63
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	332.86
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	30.80
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	414.97
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	30.80
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	30.80
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	3,154.90
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	33.98
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,482.25
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	504.92
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	427.78



duke-energy.com
877.372.8477

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	349.96
	Total Charges	\$12,538.56



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
	Meter Number:	4513470	Energy Charge	5.45
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	2.52
	Present Read:	3246	Asset Securitization Charge	0.11
	Previous Read:	3189	Minimum Bill Adjustment	4.00
	Billed Usage:	57		
	Billed kWh	57.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	1049037	Energy Charge	162.81
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	75.26
	Present Read:	107012	Asset Securitization Charge	3.30
	Previous Read:	105310		
	Billed Usage:	1702		
	Billed kWh	1702.000		
			Regulatory Assessment Fee	0.23
			Gross Receipts Tax	6.65
			Total	\$266.17
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	8246384	Energy Charge	4.50
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	2.08
	Present Read:	2223	Asset Securitization Charge	0.09
	Previous Read:	2176	Minimum Bill Adjustment	5.41
	Billed Usage:	47		
	Billed kWh	47.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	3410166	Energy Charge	2.12
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	0.97
	Present Read:	1718	Asset Securitization Charge	0.04
	Previous Read:	1696	Minimum Bill Adjustment	8.95
	Billed Usage:	22		
	Billed kWh	22.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	4463323	Energy Charge	2.87
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	1.33

Billing details - continued

Account Information	Billing Details		Amounts			
	Present Read:	1116	Asset Securitization Charge	0.06		
	Previous Read:	1086	Minimum Bill Adjustment	7.82		
	Billed Usage:	30				
	Billed kWh	30.000				
			Regulatory Assessment Fee	0.03	\$0.80	
			Gross Receipts Tax	0.77		
			Total		\$30.80	
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00	
	Meter Number:	915209	Energy Charge	7.46		
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	3.45		
	Present Read:	2788	Asset Securitization Charge	0.15		
Previous Read:	2710	Minimum Bill Adjustment	1.02			
Billed Usage:	78					
Billed kWh	78.000					
			Regulatory Assessment Fee	0.03	\$0.80	
			Gross Receipts Tax	0.77		
			Total		\$30.80	
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	\$291.62	
	Meter Number:	4465473	Energy Charge	184.62		
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	85.34		
	Present Read:	113025	Asset Securitization Charge	3.74		
Previous Read:	111095					
Billed Usage:	1930					
Billed kWh	1930.000					
			Regulatory Assessment Fee	0.25	\$7.73	
			Gross Receipts Tax	7.48		
			Total		\$299.35	
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	\$1,628.45	
	Bill Period:	Jan 03 - Feb 02	Energy Charge	92.68		
			Fuel Charge	95.71		
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.37		
	50 MTCH III 3K F	19	SV FLAGLER ACR 9500L	700.48		
	SV FLAGLER ACR 9500L	2,156	54W MITCH LED PT CLR	33.96		
			50 MTCH III 3K F	21.44		
			SV FLAGLER ACR 9500L	126.28		
			54W MITCH LED PT CLR	4.08		
			50 MTCH III 3K F	2.04		
			16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49		
			Regulatory Assessment Fee	1.42		\$6.34
			Gross Receipts Tax	4.92		
			Total		\$1,634.79	
910089562682 LONG LAKE RANCH COMM DEV DIS	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	\$3,161.38	
			Energy Charge	198.93		



Billing details - continued

Account Information	Billing Details			Amounts	
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Jan 03 - Feb 02	Fuel Charge	205.44	
			Asset Securitization Charge	2.95	
	49W TRADITIONAL LED	17	213W LED SHBX BNZIII	14.42	
	54W MITCH LED PT CLR	133	54W MITCH LED PT CLR	118.86	
	54W MITCH LED TOPHAT		54W MITCH LED TOPHAT	33.96	
	50 MTCH III 3K F	38	50 MTCH III 3K F	85.76	
	50 MTCH III 3K TH	76	50 MTCH III 3K TH	21.44	
	50MTCHTR III3K THRBM	19	50MTCHTR III3K THRBM	16.98	
	50MTCHTR III3K THRBM	19	SV DRC27500	132.00	
	213W LED SHBX BNZIII	75	SV FLAGLER ACR 9500L	1,034.80	
	SV DRC27500	1,188	49W TRADITIONAL LED	6.95	
	SV FLAGLER ACR 9500L	3,185	SV FLAGLER ACR 9500L	186.55	
			SV DRC27500	31.79	
			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 MTCH 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	2.75	\$13.25	
		Gross Receipts Tax	10.50		
		Total		\$3,174.63	
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	4.69	
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	2.17	\$30.00
	Present Read:	1794	Asset Securitization Charge	0.10	
	Previous Read:	1745	Minimum Bill Adjustment	5.12	
	Billed Usage:	49			
	Billed kWh	49.000			
			Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77		
		Total		\$30.80	
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	
	Meter Number:	1049785	Energy Charge	206.63	
	Bill Period:	Jan 03 - Feb 02	Fuel Charge	95.52	\$324.26
	Present Read:	126012	Asset Securitization Charge	4.19	
	Previous Read:	123852			
	Billed Usage:	2160			
	Billed kWh	2160.000			
			Regulatory Assessment Fee	0.28	\$8.60
		Gross Receipts Tax	8.32		

Billing details - continued

Account Information	Billing Details			Amounts
			Total	\$332.86
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4451364 Bill Period: Jan 03 - Feb 02 Present Read: 109522 Previous Read: 109522 Billed Usage: 0 Billed kWh 0.000	Customer Charge Minimum Bill Adjustment	17.92 12.08	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
		Total		\$30.80
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778290 Bill Period: Jan 03 - Feb 02 Present Read: 136944 Previous Read: 134220 Billed Usage: 2724 Billed kWh 2724.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 260.59 120.46 5.28	\$404.25
		Regulatory Assessment Fee Gross Receipts Tax	0.35 10.37	\$10.72
		Total		\$414.97
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8263689 Bill Period: Jan 03 - Feb 02 Present Read: 2100 Previous Read: 2046 Billed Usage: 54 Billed kWh 54.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 5.16 2.39 0.10 4.43	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
		Total		\$30.80
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8246382 Bill Period: Jan 03 - Feb 02 Present Read: 2180 Previous Read: 2117 Billed Usage: 63 Billed kWh 63.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 6.03 2.79 0.12 3.14	\$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	\$0.80
		Total		\$30.80
910089458097 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge Energy Charge	17.92 4.12	\$30.00

Billing details - continued

Account Information	Billing Details			Amounts
2137 SERENOA DR LUTZ FL 33558	Meter Number:	4470114	Fuel Charge	1.90
	Bill Period:	Jan 03 - Feb 02	Asset Securitization Charge	0.08
	Present Read:	2002	Minimum Bill Adjustment	5.98
	Previous Read:	1959		
	Billed Usage:	43		
	Billed kWh	43.000		
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)			
	Meter Number:	4522761	Customer Charge	17.92
	Bill Period:	Jan 03 - Feb 02	Energy Charge	3.73
	Present Read:	1838	Fuel Charge	1.72
	Previous Read:	1799	Asset Securitization Charge	0.08
	Billed Usage:	39	Minimum Bill Adjustment	6.55
	Billed kWh	39.000		
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)			
	Bill Period:	Jan 03 - Feb 02	Customer Charge	1.92
			Energy Charge	177.87
	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	2.74	\$12.14
		Gross Receipts Tax	9.40	
		Total		\$3,154.90
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)			
	Meter Number:	4465449	Customer Charge	17.92
	Bill Period:	Jan 03 - Feb 02	Energy Charge	10.24
	Present Read:	5742	Fuel Charge	4.73
	Previous Read:	5635	Asset Securitization Charge	0.21
				\$33.10



duke-energy.com
877.372.8477

Billing details - continued

Account Information	Billing Details		Amounts
	Billed Usage: 107		
	Billed kWh 107.000		
		Regulatory Assessment Fee 0.03	\$0.88
		Gross Receipts Tax 0.85	
		Total	\$33.98
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: Jan 03 - Feb 02 Present Read: 544738 Previous Read: 534683 Billed Usage: 10055 Billed kWh 10055.000	Customer Charge 17.92 Energy Charge 961.87 Fuel Charge 444.63 Asset Securitization Charge 19.51	\$1,443.93
		Regulatory Assessment Fee 1.26 Gross Receipts Tax 37.06	\$38.32
		Total	\$1,482.25
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: Jan 03 - Feb 02 Present Read: 2031 Previous Read: 1975 Billed Usage: 56 Billed kWh 56.000	Customer Charge 17.92 Energy Charge 5.35 Fuel Charge 2.48 Asset Securitization Charge 0.11 Minimum Bill Adjustment 4.14	\$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	\$0.80
		Total	\$30.80
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: Jan 03 - Feb 02 Present Read: 377237 Previous Read: 373895 Billed Usage: 3342 Billed kWh 3342.000	Customer Charge 17.92 Energy Charge 319.69 Fuel Charge 147.78 Asset Securitization Charge 6.48	\$491.87
		Regulatory Assessment Fee 0.43 Gross Receipts Tax 12.62	\$13.05
		Total	\$504.92
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: Jan 03 - Feb 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
		Total	\$30.80
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 1015813	Energy Charge	269.00
	Bill Period: Jan 03 - Feb 02	Fuel Charge	124.35
	Present Read: 334444	Asset Securitization Charge	5.46
Previous Read: 331632			
Billed Usage: 2812			
Billed kWh: 2812.000			
	Regulatory Assessment Fee	0.36	
	Gross Receipts Tax	10.69	\$11.05
	Total		\$427.78
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	4.59
	Bill Period: Jan 03 - Feb 02	Fuel Charge	2.12
	Present Read: 1753	Asset Securitization Charge	0.09
Previous Read: 1705	Minimum Bill Adjustment	5.28	
Billed Usage: 48			
Billed kWh: 48.000			
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	\$0.80
	Total		\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 2776049	Minimum Bill Adjustment	12.08
	Bill Period: Jan 03 - Feb 02		
	Present Read: 0		
Previous Read: 0			
Billed Usage: 0			
Billed kWh: 0.000			
	Regulatory Assessment Fee	0.03	
	Gross Receipts Tax	0.77	\$0.80
	Total		\$30.80
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.92
	Bill Period: Jan 03 - Feb 02	Energy Charge	20.52
	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	0.30	
	Gross Receipts Tax	1.13	\$1.43
	Total		\$349.96
Total Amount Due			\$12,538.56

March 3, 2026

Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attention: James Paleveda
Email: James@AnchorstoneMgt.com

Re: Long Lake Ranch Community Development District (“**District**”)
Final Payment – Agreement for Amenity Facility Management and Maintenance Services; Agreement for District Management Services

Dear Mr. Paleveda:

As you know, the undersigned serves as District Counsel for the District. Your firm, Anchor Stone Management, LLC (“Anchor Stone”) previously provided services to the District pursuant to the *Agreement for Amenity Facility Management and Maintenance Services*, dated May 22, 2025 (“**AM Agreement**”), and the *Agreement for District Management Services*, dated May 8, 2025, (“**DM Agreement**,” and together with the AM Agreement, the “**Agreements**”), which Agreements were previously terminated.

On February 21, 2026, after the final termination date of the Agreements, Anchor Stone submitted to the District (1) revised Invoice 23 for payment reflecting charges in the total amount of \$1,733.87 for services from December 1 – 15, 2025, under the DM Agreement; and (2) Invoice 25 for payment reflecting charges in the total amount of \$437.05 for services on December 15, 2025, under the AM Agreement. Such Invoices are attached hereto.

It is the District’s understanding that revised Invoice 23 and Invoice 25 reflect the final invoices for payment to Anchor Stone under the Agreements and, as such, are authorized for payment.

If you wish to discuss this matter further, please contact me at (850) 692-7300 or Sarah.Sandy@kutakrock.com.

Sincerely,



Sarah R. Sandy
District Counsel

INVOICE

Number: 23

Anchor Stone Management LLC

1917 W SAINT JOHN ST
TAMPA, FL 33607
info@anchorstonemgt.com

Long Lake Ranch CDD

19037 Long Lake Ranch Blvd
Lutz, FL 33558



DATE	DESCRIPTION	AMOUNT
12/13/2025	District Management Services (Prorated 15/31 Days)	604.84
12/13/2025	Administrative (Prorated 15/31 Days)	201.61
12/13/2025	Accounting Services (Prorated 15/31 Days)	403.22
12/13/2025	Assessment Revenue Collection and Reporting (Prorated 15/31 Days)	201.61
12/13/2025	Field Service (Prorated 15/31 Days)	201.61
12/13/2025	Dissemination Agent (Prorated 15/31 Days)	120.97
TOTAL		1,733.87



INVOICE

Number: 25

Anchor Stone Management LLC

1917 W SAINT JOHN ST
TAMPA, FL 33607
info@anchorstonemgt.com

Long Lake Ranch CDD

19037 Long Lake Ranch Blvd
Lutz, FL 33558



DATE	DESCRIPTION	AMOUNT
12/16/2025	Amenity Manager - Salaried (12/15/2025 - 12/15/2025) - Bill	332.72
12/16/2025	General Maintenance Attendant - 4 Hours @ \$25/HR (12/15/2025 - 12/15/2025) - Steve	100.00
12/16/2025	Management Fee (12/15/2025 - 12/15/2025)	4.33
TOTAL		437.05



March 3, 2026

Anchor Stone Management, LLC
255 Primera Boulevard, Suite 160
Lake Mary, Florida 32746
Attention: James Paleveda
Email: James@AnchorstoneMgt.com

Re: Long Lake Ranch Community Development District ("**District**")
Final Payment – Agreement for Amenity Facility Management and Maintenance Services; Agreement for District Management Services

Dear Mr. Paleveda:

As you know, the undersigned serves as District Counsel for the District. Your firm, Anchor Stone Management, LLC ("Anchor Stone") previously provided services to the District pursuant to the *Agreement for Amenity Facility Management and Maintenance Services*, dated May 22, 2025 ("**AM Agreement**"), and the *Agreement for District Management Services*, dated May 8, 2025 ("**DM Agreement**," and together with the AM Agreement, the "**Agreements**"), which Agreements were previously terminated.

On February 21, 2026, after the final termination date of the Agreements, Anchor Stone submitted to the District (1) revised Invoice 23 for payment reflecting charges in the total amount of \$1,733.87 for services from December 1 – 15, 2025, under the DM Agreement; and (2) Invoice 25 for payment reflecting charges in the total amount of \$437.05 for services on December 15, 2025, under the AM Agreement. Such Invoices are attached hereto.

It is the District's understanding that revised Invoice 23 and Invoice 25 reflect the final invoices for payment to Anchor Stone under the Agreements and, as such, are authorized for payment.

If you wish to discuss this matter further, please contact me at (850) 692-7300 or Sarah.Sandy@kutakrock.com.

Sincerely,



Sarah R. Sandy
District Counsel

INVOICE

Number: 23

Anchor Stone Management LLC

1917 W SAINT JOHN ST

TAMPA, FL 33607

info@anchorstonemgt.com

Long Lake Ranch CDD

19037 Long Lake Ranch Blvd

Lutz, FL 33558



DATE	DESCRIPTION	AMOUNT
12/13/2025	District Management Services (Prorated 15/31 Days)	604.84
12/13/2025	Administrative (Prorated 15/31 Days)	201.61
12/13/2025	Accounting Services (Prorated 15/31 Days)	403.22
12/13/2025	Assessment Revenue Collection and Reporting (Prorated 15/31 Days)	201.61
12/13/2025	Field Service (Prorated 15/31 Days)	201.61
12/13/2025	Dissemination Agent (Prorated 15/31 Days)	120.97
TOTAL		1,733.87



INVOICE

Number: 25

Anchor Stone Management LLC
1917 W SAINT JOHN ST
TAMPA, FL 33607
info@anchorstonemgt.com

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



DATE	DESCRIPTION	AMOUNT
12/16/2025	Amenity Manager - Salaried (12/15/2025 - 12/15/2025) - Bill	332.72
12/16/2025	General Maintenance Attendant - 4 Hours @ \$25/HR (12/15/2025 - 12/15/2025) - Steve	100.00
12/16/2025	Management Fee (12/15/2025 - 12/15/2025)	4.33
TOTAL		437.05





American Illuminations

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

✉ Patricia@havenmgt.com

INVOICE	#135
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 21, 2026
AMOUNT DUE	\$16,734.37

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

☎ (757) 572-3732

✉ william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
Year 3 of 4- Premium Permanent RGB Track Lighting w/ 11 year warranty on materials and labor	1.0	\$16,734.37	\$16,734.37
Total linear feet of materials- 1,890'			

Subtotal \$16,734.37

Job Total \$16,734.37

Amount Due \$16,734.37

See our Terms & Conditions (<https://pro.housecallpro.com/AmericanIlluminations/481833/terms>)



Steadfast Alliance

30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
3/6/2026	SA-21048

Please make all Checks payable to:
 Steadfast Alliance

Bill To
Long Lake Ranch CDD C/O Haven Management Solution 255 Primera Boulevard Suite 160 Lake Mary FL 32746

Ship To
SM1368 (401) Long Lake Ranch CDD 18981 Long Lake Ranch Blvd. Lutz, FL 33558

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1368 Long Lake Ranch CDD
Quantity	Description	Rate	Serviced Date	Amount	
1	This invoice is for the installation of the ADA mulch in the playground located at the Long Lake Ranch CDD.	0.00	2/6/2026	0.00	
125	Mulch Playground Chips installed	70.00		8,750.00	

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$8,750.00
Payments/Credits	\$0.00
Balance Due	\$8,750.00

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.: 33385
Terms: Net 45
Invoice date: 03/05/2026
Due date: 04/19/2026

Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation repairs were performed as follows on 2.12.26 Replaced two 12" broken spray heads between zones 60 & 61.			
2.	Sales	12" spray head	2	\$23.00	\$46.00
3.	Sales	DBRY	6	\$5.50	\$33.00
4.	Sales	labor-technician	1	\$65.00	\$65.00
				Total	\$144.00

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
3/9/2026	29

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 2/22-3/08/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 2/22-3/08/26 36.5hrs @ 25/Hr	912.50	912.50
	General Maintenance Attendant 2/8-2/21 (Hours from last payroll) 17.5Hrs @ 25/Hr	425.00	425.00
	Facility Attendant 2/22-3/08/26 18.5Hrs @ 25/Hr	462.50	462.50
	Management Fee	41.55	41.55
		Total	\$5,168.75

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 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. 3704587

Client Matter No. 12123-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3704587

12123-3

Re: Anchor Stone Dispute

For Professional Legal Services Rendered

01/07/26	S. Sandy	0.20	61.00	Confer with Paleveda regarding termination of district management services and overpayment claim
01/08/26	P. O'Bryant	3.80	1,102.00	Review background documents; draft complaint; draft correspondence to Anchor Stone
01/09/26	S. Sandy	0.70	213.50	Review complaint and demand letter for Bryan's Fence overpayment
01/12/26	P. O'Bryant	3.30	957.00	Research legal claims; revise complaint and demand letter; finalize same
01/12/26	B. Ward	0.20	37.00	Finalize and send correspondence relating to overpayment dispute
01/15/26	P. O'Bryant	0.90	261.00	Call regarding Anchor Stone issues; review correspondence; draft correspondence to Anchor Stone
01/15/26	S. Sandy	1.00	305.00	Review correspondence from Anchor Stone Management; confer with Clawson and O'Bryant regarding same

KUTAK ROCK LLP

Long Lake Ranch CDD
February 27, 2026
Client Matter No. 12123-3
Invoice No. 3704587
Page 2

01/16/26	P. O'Bryant	4.40	1,276.00	Correspondence with Anchor Stone; draft settlement agreement and mutual releases; revise and finalize public records acknowledgment letter
01/16/26	S. Sandy	0.30	91.50	Prepare response to Anchor Stone Management
01/19/26	S. Sandy	0.30	91.50	Review correspondence from Paleveda; confer with O'Bryant regarding settlement agreement; update Thibault regarding same
01/21/26	P. O'Bryant	0.80	232.00	Revise draft settlement agreement
01/26/26	P. O'Bryant	0.30	87.00	Correspondence regarding settlement agreement
01/27/26	P. O'Bryant	0.20	58.00	Correspondence regarding draft settlement agreement
01/27/26	S. Sandy	0.30	91.50	Draft settlement agreement with Anchor Stone Management regarding overpayment; facilitate distribution of same

TOTAL HOURS 16.70

TOTAL FOR SERVICES RENDERED \$4,864.00

TOTAL CURRENT AMOUNT DUE \$4,864.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 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. 3704577
Client Matter No. 12123-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3704577
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

01/05/26	S. Sandy	Prepare for board meeting; review correspondence from Hahn regarding status of potential series 2014 bond refunding
01/06/26	S. Sandy	Prepare for board meeting; confer with Clawson regarding same
01/07/26	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
01/08/26	S. Sandy	Confer with O'Bryant regarding meeting follow up related to claim against Anchor Stone Management; follow up regarding same
01/20/26	S. Sandy	Review correspondence from Paleveda; update Thibault and Clawson regarding same; prepare settlement agreement
01/22/26	D. Wilbourn	Prepare addendum to proposal for mulch installation
01/23/26	S. Sandy	Review Settlement Agreement
01/30/26	S. Sandy	Prepare for board meeting
01/30/26	D. Wilbourn	Prepare resolution adopting amended rules

KUTAK ROCK LLP

Long Lake Ranch CDD

February 27, 2026

Client Matter No. 12123-2

Invoice No. 3704577

Page 2

TOTAL FOR SERVICES RENDERED

\$2,210.00

TOTAL CURRENT AMOUNT DUE

\$2,210.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 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. 3704568

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3704568
12123-1

Re: General Counsel

For Professional Legal Services Rendered

01/01/26	S. Sandy	0.40	126.00	Confer with Thibault regarding status of management agreement transitions and Anchor Stone offer
01/02/26	S. Sandy	0.20	63.00	Follow up regarding Anchor Stone Certificate of Insurance
01/07/26	S. Sandy	0.10	31.50	Prepare license agreement for swim lessons
01/08/26	D. Wilbourn	0.30	55.50	Revise and send swim lesson license agreement
01/12/26	P. O'Bryant	1.20	354.00	Review public records issue; prepare public records acknowledgment letter
01/20/26	P. O'Bryant	0.70	206.50	Revise and finalize public records response; correspondence regarding same
01/20/26	S. Sandy	0.50	157.50	Prepare response to public records request; review correspondence from Thibault regarding district records

TOTAL HOURS 3.40

KUTAK ROCK LLP

Long Lake Ranch CDD

February 27, 2026

Client Matter No. 12123-1

Invoice No. 3704568

Page 2

TOTAL FOR SERVICES RENDERED \$994.00

TOTAL CURRENT AMOUNT DUE \$994.00



LONG LAKE RANCH

Account Number:
813-406-4423-061521-5

PIN:
8336

Billing Date:
Feb 15, 2026

Billing Period:
Feb 15 - Mar 14, 2026

Hi LONG LAKE RANCH,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$266.50
Payment received by Feb 15, thank you	-\$266.50

Service summary

	Previous month	Current month
Bundle	\$243.46	↑\$263.46
Taxes and Fees	\$23.04	↑\$25.02
Total services	\$266.50	\$288.48
Total balance		\$288.48

Total balance
\$288.48
Auto Pay is scheduled
Mar 11



Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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 02172026 NNNNNNNN 01 999838

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.

3720008134064423061521000000000000000288485



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

Billing Date:
Feb 15, 2026

PIN:
8336

Billing Period:
Feb 15 - Mar 14, 2026

WAYS TO PAY YOUR BILL



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



Download the MyFrontier[®] app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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



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

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

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

Bundle

Monthly Charges

02.15-03.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
	OneVoice Nationwide	\$74.99
	\$10 Voice Discount per Line When Bundled with Internet	
	OneVoice Access Line	
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$263.46

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$137.49 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 this bill, your OneVoice Nationwide Bundle increased by \$20.00 per month, per line.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$9.02
Federal USF Recovery Charge	\$3.38
Federal Excise Tax	\$0.42
Federal Taxes	\$12.82
FL State Communications Services Tax	\$6.15
County Communications Services Tax	\$3.05
FL State Gross Receipts Tax	\$2.35
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.17
FL Telecommunications Relay Service	\$0.08
State Taxes	\$12.20

Taxes and Fees Total **\$25.02**

Total current month charges **\$288.48**



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

Billing Date:
Feb 15, 2026

PIN:
8336

Billing Period:
Feb 15 - Mar 14, 2026

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jan 26	9:16A	1.0	DD	ALEXANDRIA VA 703-851-5831	\$0.00	U
2	Feb 11	3:29A	1.0	DD	UNIONVILLE NJ 908-875-1533	\$0.00	U
3	Feb 11	3:35A	2.0	DN	DAYTONABCH FL 386-290-8010	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day
 DN - Night



LOCAL MEASURED SVC-FREE

8134064423	# of calls	Minutes	Charge
Dial Day	0	0	\$0.00
Dial Evening	2	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	3	4	\$0.00
Total	3	4	\$0.00

Caller Summary Report

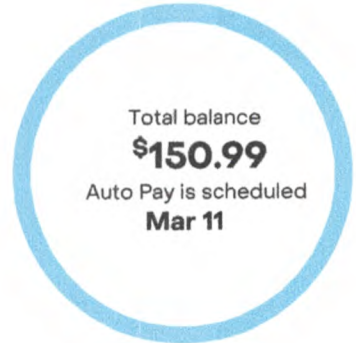
Phone #	Calls	Minutes	Amount
Interstate	2	2	\$0.00
Intrastate	1	2	\$0.00
Total	3	4	\$0.00

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

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

Hi LONG LAKE RANCH,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.



Total balance
\$150.99
Auto Pay is scheduled
Mar 11



Bill history

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

Service summary

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

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

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 02172026 NNNNNNNN 01 999837

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.

752005813949602806152100000000000000150995

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

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

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



PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

Billing Date:
Feb 15, 2026

PIN:
8323

Billing Period:
Feb 15 - Mar 14, 2026

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



Internet

Monthly Charges

02.15-03.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00

Internet Total **\$150.99**

Total current month charges **\$150.99**

**BUSINESS
FIBER 5 GIG
INTERNET**

Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197
business.frontier.com/fiber-internet

LONG LAKE RANCH

Account Number:

813-949-6028-061521-5

Billing Date:

Feb 15, 2026

PIN:

8323

Billing Period:

Feb 15 - Mar 14, 2026





www.coastalwasteinc.com

INVOICE

Invoice SW0001648088
Page Page 1 of 1
Date 03/01/2026
Customer 16948
Site 0
PO Number
Due Date 03/26/2026

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

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

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

INVOICE TOTAL	\$120.24
----------------------	-----------------

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

Invoice SW0001648088
Page Page 1 of 1
Date 03/01/2026
Customer 16948
Site 0
PO Number
Due Date 03/26/2026

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

AMOUNT REMITTED

0025756SW0169480000SW000164808800000120245

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920001601152	Submitted Date	Thursday, 03/19/2026
Status	IN PROCESS	Submitted Time	11:45 PM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	Debit Date	Monday, 03/23/2026
Document Type	DR-15	Filing Period End Date	03/31/2026
Amount Paid	\$29.25		
Payment Amount	\$29.25		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017823328-7	03/31/2026	\$29.25



Invoice **123747**
 Date **03/20/2026**

Pay Period Ending **03/31/2026**
 Control Number **637-20263**

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

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

PAID - Ref
 Do Not Remit Payment

XXXXXXXXXXXXXXXX902

757.10



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

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

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

1 0 1
 42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**

Bill Number: 24056447

Billing Date: 3/3/2026

Billing Period: 1/14/2026 to 2/12/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	1/14/2026	27788	2/12/2026	27937	29	149

Usage History

	Water	Irrigation
February 2026	149	
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	

Transactions

Previous Bill	977.97
Payment 02/20/26	-977.97 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	41.29
Water Tier 1	50.0 Thousand Gals X \$3.47 173.50
Water Tier 2	25.0 Thousand Gals X \$6.94 173.50
Water Tier 3	74.0 Thousand Gals X \$9.36 692.64
Adjustments	
Profiling	87.00
Total Current Transactions	1,167.93
TOTAL BALANCE DUE	\$1,167.93

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 0928090
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 1,167.93

Total Balance Due	\$1,167.93
Due Date	3/20/2026

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

**The Total Due will be electronically
 transferred on 03/20/2026.**

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



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

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

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

1 0 1
 42-52316

LONG LAKE RANCH CDD

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

Bill Number: 24056452

Billing Date: 3/3/2026

Billing Period: 1/14/2026 to 2/12/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	1/14/2026	455	2/12/2026	458	29	3

Usage History

	Water
February 2026	3
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

Transactions

Previous Bill	163.50
Payment 02/20/26	-163.50 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	3.0 Thousand Gals X \$2.18 = 6.54
Sewer	
Sewer Base Charge	103.45
Sewer Charges	3.0 Thousand Gals X \$7.20 = 21.60
Total Current Transactions	172.88
TOTAL BALANCE DUE	\$172.88

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 172.88

Total Balance Due \$172.88
Due Date 3/20/2026

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

The Total Due will be electronically transferred on 03/20/2026.

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 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. 3717124

Client Matter No. 12123-3

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3717124
12123-3

Re: Anchor Stone Dispute

For Professional Legal Services Rendered

02/02/26	P. O'Bryant	1.50	442.50	Review and revise draft settlement agreement; correspondence regarding same
----------	-------------	------	--------	---

TOTAL HOURS 1.50

TOTAL FOR SERVICES RENDERED \$442.50

TOTAL CURRENT AMOUNT DUE \$442.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 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. 3717123

Client Matter No. 12123-2

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3717123
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

02/02/26	S. Sandy	In preparation for board meeting, review correspondence from Paleveda; review revised settlement agreement
02/03/26	S. Sandy	Prepare for meeting; review towing map
02/04/26	S. Sandy	Prepare for board meeting
02/05/26	S. Sandy	In preparation for Board meeting, review settlement agreement and correspondence from Paleveda regarding same; confer with O'Bryant
02/05/26	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
02/06/26	S. Sandy	Conduct meeting follow up preparing Notice of Termination, proposal addenda, and Interim Engineering Services agreement
02/09/26	P. O'Bryant	Board meeting follow up regarding settlement agreement
02/09/26	S. Sandy	Prepare paver sealing addendum; finalize revised amenity and towing policy
02/10/26	S. Sandy	Finalize revised amenity and towing policy post public hearing

KUTAK ROCK LLP

Long Lake Ranch CDD
March 23, 2026
Client Matter No. 12123-2
Invoice No. 3717123
Page 2

TOTAL FOR SERVICES RENDERED	\$2,210.00
TOTAL CURRENT AMOUNT DUE	<u>\$2,210.00</u>

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 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. 3717122

Client Matter No. 12123-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3717122
12123-1

Re: General Counsel

For Professional Legal Services Rendered

02/04/26	S. Sandy	0.40	126.00	Confer regarding published notice for public hearing on towing policy; research same; confer regarding current towing policy
02/06/26	D. Wilbourn	2.00	370.00	Prepare addendum to Stantec proposal; prepare notice of termination of Johnson Engineering agreement; prepare interim agreement with Stantec; prepare addendum for survey services proposal
02/09/26	D. Wilbourn	0.40	74.00	Prepare addendum to proposal for paver sealing
02/18/26	S. Sandy	1.00	315.00	Review correspondence regarding fence survey; research same and confer with Thibault
TOTAL HOURS		3.80		

KUTAK ROCK LLP

Long Lake Ranch CDD

March 23, 2026

Client Matter No. 12123-1

Invoice No. 3717122

Page 2

TOTAL FOR SERVICES RENDERED \$885.00

TOTAL CURRENT AMOUNT DUE \$885.00

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
3/23/2026	31

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 3/8-3/21/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 3/8-3/21/26-3/08/26 40hrs @ 25/Hr	1,000.00	1,000.00
	Facility Attendant 3/8-3/21/26-3/08/26 16 Hrs @ 25/Hr	400.00	400.00
	Management Fee	41.55	41.55
Total			\$4,768.75



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

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

Service Slip/Invoice

INVOICE: 622011689
DATE: 03/19/2026
ORDER: 622011689

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
03/19/2026	11:32 AM			11:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/19/2026		12:32 PM

Service	Description	Price
---------	-------------	-------

CPCM Commercial Pest Control - Monthly Service \$104.50

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

AMOUNT DUE \$104.50

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

EXHIBIT 21

RETURN TO AGENDA

1 **MINUTES OF 04/02/2026 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, April 02, 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 John Twomey..... Board of Supervisors, Assistant Secretary
12 Darrell Thompson..... Board of Supervisors, Assistant Secretary
13 George Smith, Jr. Board of Supervisors, Assistant Secretary

14 Also present were:

15 Patricia Thibault District Management, Haven Management Solutions
16 William York..... Amenity Manager, Haven Management Solutions
17 Sarah Sandy (via virtual means)..... Counsel, Kutak Rock LLP
18 John Burkett..... RedTree Landscape
19 Greg WoodcockDistrict Project Manager, Stantec
20 Chuck Burnett..... Aquatic Service
21
22

23 **Opening Remarks and Attendance Notes**

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

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

29 No audience comments.

30 **III. Supervisor Comments**

31 Supervisor Twomey asked about the lights over the mailboxes, noting that Mr. York had stayed after hours to repair
32 it. He commended Mr. York on all of his hard work for the district. Ms. Thibault noted that Mr. York had received a raise
33 for his one-year anniversary. Chairwoman Clawson and Supervisor Pellan joined at 8:36.

34 **IV. Professional Vendor Presentations**

35 **A. Discussion – MBS Refunding Status**

36 Kendall Hahn presented Exhibit 1. She explained that the Series 2014 bonds are refundable, noting that the Board
37 will miss the May 1st principal payment date due to the date of the next meeting. Ms. Hahn summarized the term sheets
38 provided to the Board, explained some of the terminology, and mapped out how the Board will receive its refunding. She
39 advised banking with SouthState, after noting that Seacoast charges a loan commitment fee. She summarized the
40 estimated funding results and explained the costs and amounts received and owed in net amounts in the term sheets. She
41 estimated the government bond refunds to be between 3 and 5 percent as an NPD. Ms. Hahn also explained the max
42 annual debt service, noting its importance in their tax paperwork. She provided them with information for both banks,
43 comparing and contrasting the amounts and percentages offered and explaining the differences between them, which
44 would be the basis point fee charged by Seacoast, followed by having to move all banking accounts over to Seacoast as
45 well. Ms. Thibault noted that the savings from SouthState would be better and they wouldn't have to move their accounts.

46 Ms. Hahn presented all of the refunding deals that were taken over the course of 2025 so the Board could see what the
47 total cost of issuance was. She explained the revenue account, reserve account, and the prepayment account. Supervisor
48 Twomey asked about savings per year. Ms. Hahn presented the savings and annual reduction numbers. She advised that
49 the rates the banks provided are locked in until they close on the bonds, but if they decide not to accept/move forward
50 with the term sheets, they will change. Ms. Thibault advised that this would not be applicable to all units. Ms. Hahn
51 informed the Board when the 2016 and 2015 bonds are refundable. The Board discussed where the bonds would be seen
52 first.

53 Ms. Sandy and Mr. McKay discussed the assessment areas for 2014 and identified the associated properties. Ms.
54 Sandy noted there are 116 townhomes in the area. The Board discussed the interest rates per year, hypothesizing whether
55 they will be higher or lower than this year, and whether the bond amount for this year is high or low comparatively.
56 Supervisor Thompson calculated interest rate for the 20-year bonds, concluding about \$3,719,825, using the wrong PAR
57 amount. Ms. Hahn informed the Board that they would not be able to allow them to borrow 3.7 million as it would
58 increase their outstanding debt rather than decrease it. She noted that a lot of their numbers take into account the cash
59 they have on hand. Ms. Thibault asked what they would need from the Board to advance. Ms. Hahn advised that they
60 would need a motion to accept one of the specific term sheets. Supervisor Twomey suggested, and Ms. Sandy agreed
61 that the Board members on the phone should weigh in. Ms. Hahn informed the Board that should they decide not to close
62 the bonds at the May meeting, they would still have to cover the cost of the placement agent, which would be the cost of
63 issuance, roughly \$100,000 to \$130,000. Supervisor Clawson asked the supervisors if moving forward sounds like the
64 best idea, noting that she did not have any objections to doing so. She asked for Supervisor Smith's opinion, which he
65 noted was the same. Ms. Hahn noted that the gross basis interest for SouthState would be \$60,000.

66 On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Accepted
67 the Term Sheet from SouthState Bank and to Move Forward with Work Associated with Refunding for the Long Lake
68 Ranch Community Development District.

69 Ms. Hahn advised that they will work over the next month to have everyone put together the bond documents and
70 bring them to the next meeting where they will present the amounts and close the bonds 2 days after (May 11th). Mr.
71 McKay noted he will also have a methodology report to present. Ms. Thibault noted they were about \$187,000 short, but
72 they are still collecting payments.

73 **B. RedTree Maintenance – John Burkett**

74 Mr. Burkett advised that they are still waiting for the equipment for the new clock, noting that the expected delivery
75 was in the next 2 to 3 weeks. He reported they are putting in a flow meter on the water system to monitor the water usage.
76 Supervisor Thompson noted the water usage was down \$1000 this month. Mr. Burkett advised that 5 palm trees need to
77 go and an additional 6 should come down. He confirmed he would hold the price per tree at \$400. Chairwoman Clawson
78 confirmed with Mr. Burkett that the remaining trees need to come down, which he explained was because the roots were
79 still pushing and could mess up the new basketball court the Board wanted to put in. He advised they could do Southern
80 Magnolia trees, noting that they will use less and get more shade. Supervisor Clawson asked about a tiered tree
81 installation for shade, which Mr. Burkett confirmed. The Board discussed the previous tree removal, noting they had
82 removed 12 trees, but paid for 11. Supervisor Pellan asked about the costs associated with putting in the new trees to fill
83 those spaces. Mr. Burkett advised that the Magnolias would cover a lot of the area, noting that they would likely need
84 about 8 trees at about \$675 apiece installed. Supervisor Twomey asked after the root barrier and tree removal and
85 installation pricing. Ms. Thibault suggested a motion not to exceed \$4,400. Chairwoman Clawson asked if they would
86 be able to get all the trees planted with the current watering restrictions, which she was advised yes, due to the 30-day
87 variance on new installs. The Board discussed the court resurfacing and tree planting costs, noting it may be best to start
88 with the court resurfacing and see how much funding is left. Supervisor Twomey suggested leaving the court alone for
89 the summer and resealing it at the end. Supervisor Pellan agreed with Chairwoman Clawson that it might be best to get
90 this project done sooner rather than later. He noted that the magnolia roots in his and his neighbor's yard pushed their

91 decorative curbs around the tree up. Mr. Burkett advised that they would be placing a different type of magnolia, and
92 they would not place it as close to any structures.

93 On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH SUPERVISOR PELLAN
94 OPPOSED, the Board Approved the Removal of an Additional 11 Trees with a Not-to-Exceed Amount of \$4,400 with
95 RedTree for the Long Lake Ranch Community Development District.

96 Mr. Burkett confirmed he will return with a final proposal with a tree count.

97 **1. Landscape Maintenance Report – March 2026**

98 Ms. Thibault advised the Board that Mr. O'Reilly had noted they were not finished with the tree lifting. Mr. Burkett
99 noted the exact trees/areas were listed in the agenda. Ms. Thibault confirmed she would place it on the agenda for the
100 next month.

101 **2. Irrigation Report – March 2026**

102 Irrigation dropped almost \$1,000. The Board discussed the plant material post freeze, noting that the water
103 restrictions haven't been helping, and removing some of the grasses.

104 **3. Ratification Long Lake Ranch CDD – Revised Tree Removal and Stump Grind**

105 On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH SUPERVISOR PELLAN OPPOSED,
106 the Board Ratified the Revised Tree Removal and Stump Grind for the Long Lake Ranch Community Development
107 District.

108 **C. District Management - Discussion on Replacing Trees Behind Piazza's Home – Exhibit 15**

109 Supervisor Thompson asked if Ms. Thibault had received a proposal from Mr. Burkett to replace a tree behind a
110 home. Supervisor Twomey informed the Board that the trees were cut down because of hurricane damage. The Board
111 discussed previous tree replacements, with Chairwoman Clawson noting her disfavor in replacing trees on Sunlake
112 Boulevard, noting that money could be better spent. Motion to replace the trees failed 3 to 2.

113 **D. Discussion on Manda's Minnows Inquiries –**

114 Amanda asked for 2 key fobs, noting that as a staff of 3, there are some mornings where she will get there later than
115 her staff due to other lessons. She also asked if she could bring her plastic sign, which stands about 3 by 5 feet, and place
116 it by the pool, as well as putting up yard signs (18 by 24) or banner flags (about 12 ft tall), by the entrance. Supervisor
117 Clawson noted that she did not have an objection to allowing 2 vendor badges for access. Amanda suggested bringing
118 her signs in the morning and leaving them until the evening. She also asked if there is somewhere to store her supplies.
119 The Board discussed the lesson sizes, number of supplies, and the number of employees currently working for Manda's
120 Minnows. The Board agreed to clear out a cabinet for the supplies and approved the banner sign.

121 **E. District Engineer – Stantec**

122 **1. Stantec Summary Report**

123 Mr. Woodcock reported that the SFWMD operation and maintenance certifications were uploaded, and that he
124 planned to send some of his team to review the drain that was installed by Finn Outdoor. He confirmed they would clean
125 it off to see if that would get it to flow properly. Mr. Woodcock also reported that he planned to meet with Advanced
126 Drainage Solutions next week to take a look at the drainage at the bottom, noting that if they can catch the water coming
127 off that now it might prevent a good amount of erosion from occurring. Mr. Woodcock informed the Board that their
128 legal counsel would like to limit their liability in the contract to cap at \$500,000 as their fees are so low, though he did
129 note that based on his conversation with Ms. Sandy, he thought it unlikely the Board would be willing to execute the
130 agreement under those terms. He asked to be able to come back to the Board and talk to Stantec's legal team to get it

131 worked out. Ms. Sandy confirmed Mr. Woodcock's statement, advising the Board not to agree to the liability limitation
132 of \$500,000. The Board agreed with Ms. Sandy's direction. Mr. Woodcock advised that the two repairs suggested by the
133 aquatics team will be included in the meeting next month.

134 **F. District Counsel – Kutak Rock**

135 Ms. Thibault informed Ms. Sandy that they have not received a new proposal, or a response to the request regarding
136 the property survey. She advised that they had team members on the grounds yesterday and were able to put together a
137 preliminary report where they formed the opinion that the resident was encroaching onto district property. Ms. Thibault
138 noted that the house to the left may have also been encroaching on district property. She requested a new proposal but
139 has yet to receive it. The Board questioned why they needed to have the property remeasured; Ms. Thibault advised it
140 was because the original proposal only called for one spot to be measured. Ms. Sandy advised that they would need the
141 final survey to make a final decision. She also advised on the different options the Board has regarding removing the
142 fence, the costs of removal, the survey, and other fees, possible lawsuits, and having the resident reimburse the district
143 for the funds applied. Chairwoman Clawson reminded the Board of a previous incident regarding a similar issue. Ms.
144 Sandy discussed further options with the Board where the homeowner could maintain the fence rather than having it
145 removed. The Board discussed the stakes and whether they would need to be put back. The Board requested the next
146 steps. Ms. Sandy advised waiting for the report so the Board can make an educated decision.

147 Ms. Sandy reported they are still in conversation with Anchor Stone regarding the district's electronic files and
148 passwords.

149 **G. GHS Environmental Aquatic Maintenance**

150 **1. Aquatic Maintenance Log – 03.25.2026**

151 The Board reviewed the Aquatic Maintenance Log.

152 **2. Pond Analysis on Big Lake**

153 Chairwoman Clawson opened discussion on the options provided by Mr. Burnett: a perimeter spray for Midge fly
154 treatment at \$405, or Gambusia fish, which Ms. Thibault noted they do not have a dollar amount for at this time. Ms.
155 Thibault confirmed they will bring back a proposal for the Gambusia. The board discussed the mosquitos and the lack of
156 spraying to take care of them.

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

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

159 Mr. York reported that he and his team had cleaned out the South Main drain, started to change the swing sets, and
160 put 250 pounds of play sand out in the dock park. Supervisor Smith noted that the residents will likely continue to mess
161 up the swings as they keep fixing it. Mr. York mentioned a potential issue with the pool; he noted that Cooper Pools came
162 out to check. He also noted that the engineer will be coming out to look at the cracking on the bottom, middle, and top
163 deck, and the top of the ramp and stair system at the back of the pool. The Board discussed the lifting issues with the
164 pool's surface, noting that Cooper Pools was going to come and take a look. The Board discussed previous patching
165 prices. Chairwoman Clawson asked how the pool repairs the pool doctor put in are holding up. Ms. Thibault advised that
166 the weekend attendant, Lisa, has taken an opportunity elsewhere. She will be replaced by a previous employee.
167 Chairwoman Clawson asked about the fire bushes and HCA signage. The Board noted they preferred not to communicate
168 with HCA further.

169 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
170 Agreed HCA Signage will be a Dead Issue Moving Forward for the Long Lake Ranch Community Development District.

171 Mr. York noted that there was damage that they are able to repair.

172 Chairwoman Clawson asked about the fountains, which Ms. Thibault confirmed have been repaired. She also
173 requested line 27 be updated, noting that it should read the mailboxes and parking lot lines, and it came from Supervisor
174 Thompson sometime last year. Chairwoman Clawson asked if the police reports of accidents on Sunlake have been
175 secured. Ms. Thibault noted they have received one of them. Chairwoman Clawson checked in about the Duke power
176 washing, ensuring that that is not something they'll have to pay unexpectedly.

177 **B. Consideration for Approval:**

178 1. Basketball Resurfacing Proposal – Court Project - \$21,446

179 - The Board asked for updated proposals from Court Project and Lawson, for the fence, and from Maglock.

180 **VI. Financial & Administrative Matters**

181 **A. Consideration for Acceptance of February 2026 Unaudited Financial Statements**

182 - The Board discussed why the amount shas not been completely collected.

183 On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board accepted
184 the February 2026 Unaudited Financial Statements for the Long Lake Ranch Community Development District.

185 **B. Presentation of Check Details for 02.28.2026**

186 **C. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 5th,**
187 **2026**

188 - Chairwoman Clawson noted her changes had already been sent.

189 On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Accepted
190 the Minutes of the Board of Supervisors Regular Meeting Held March 5, 2026, for the Long Lake Ranch Community
191 Development District.

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

193 **VII. Staff Reports**

194 **A. District Manager**

195 ○ **Consideration of Proposal from W.C. Sherrill and Company**

196 The proposal was not recieved

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

199 **VIII. Other Introduced Items**

200 **A. Final Consideration of Approval of Towing Contract**

201 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved
202 the Towing Contract for the Long Lake Ranch Community Development District.

203 ○ **Discussion on Who can Contact the Tow Company**

204 The Board discussed what occurs during a towing altercation. Supervisor Thompson volunteered to be
205 the liaison. Supervisor Twomey suggested telling the towing company any cars parked overnight, for
206 example, in Foxtail, can be towed. He continued, noting that during Mr. Yorks' working shift, if the

247 **Printed Name** Secretary Assistant Secretary
248

Printed Name Chairman Vice Chairman

EXHIBIT 22
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
4/2/2026	Blue Water Aquatics	\$950	Fountain Repair

EXHIBIT 23

RETURN TO AGENDA

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
ANNUAL ASSESSMENT HISTORY**

lot Size	Assessment Type	FY 2021		FY 2022		FY 2023					FY 2024					FY 2025					FY 2026				
		Annual Assessments	Annual Assessments (1)	Variance From Prior Year		Annual Assessments (1)	Variance From Prior Year		Variance From FY 2021		Annual Assessments (1)	Variance From Prior Year		Variance From FY 2021		Annual Assessments (1)	Variance From Prior Year		Variance From FY 2021		Annual Assessments (1)	Variance From Prior Year		Variance From FY 2021	
				\$	%		\$	%	\$	%		\$	%	\$	%		\$	%	\$	%		\$	%	\$	%
TH	Debt Service	\$637.76	\$637.76	\$0.00	0.00%	\$637.76	\$0.00	0.00%	\$0.00	0.00%	\$637.76	\$0.00	0.00%	\$0.00	0.00%	\$637.76	\$0.00	0.00%	\$0.00	0.00%	\$637.76	\$0.00	0.00%	\$0.00	0.00%
	O&M	\$1,254.65	\$1,434.72	\$180.07	14.35%	\$1,554.87	\$120.15	8.37%	\$300.22	23.93%	\$1,693.09	\$138.22	8.89%	\$438.44	34.95%	\$1,693.09	\$0.00	0.00%	\$438.44	34.95%	\$1,736.64	\$43.55	2.57%	\$481.99	38.42%
	Total	\$1,892.41	\$2,072.48	\$180.07	9.52%	\$2,192.63	\$120.15	5.80%	\$300.22	15.86%	\$2,330.85	\$138.22	6.30%	\$438.44	23.17%	\$2,330.85	\$0.00	0.00%	\$438.44	23.17%	\$2,374.40	\$43.55	1.87%	\$481.99	25.47%
SF 45'	Debt Service	\$850.34	\$850.34	\$0.00	0.00%	\$850.34	\$0.00	0.00%	\$0.00	0.00%	\$850.34	\$0.00	0.00%	\$0.00	0.00%	\$850.34	\$0.00	0.00%	\$0.00	0.00%	\$850.34	\$0.00	0.00%	\$0.00	0.00%
	O&M	\$1,384.06	\$1,581.76	\$197.70	14.28%	\$1,715.42	\$133.66	8.45%	\$331.36	23.94%	\$1,868.02	\$152.60	8.90%	\$483.96	34.97%	\$1,868.02	\$0.00	0.00%	\$483.96	34.97%	\$1,917.94	\$49.92	2.67%	\$533.88	38.57%
	Total	\$2,234.40	\$2,432.10	\$197.70	8.85%	\$2,565.76	\$133.66	5.50%	\$331.36	14.83%	\$2,718.36	\$152.60	5.95%	\$483.96	21.66%	\$2,718.36	\$0.00	0.00%	\$483.96	21.66%	\$2,768.28	\$49.92	1.84%	\$533.88	23.89%
SF 55'	Debt Service	\$1,062.93	\$1,062.93	\$0.00	0.00%	\$1,062.93	\$0.00	0.00%	\$0.00	0.00%	\$1,062.93	\$0.00	0.00%	\$0.00	0.00%	\$1,062.93	\$0.00	0.00%	\$0.00	0.00%	\$1,062.93	\$0.00	0.00%	\$0.00	0.00%
	O&M	\$1,448.77	\$1,655.28	\$206.51	14.25%	\$1,795.69	\$140.41	8.48%	\$346.92	23.95%	\$1,955.48	\$159.79	8.90%	\$506.71	34.98%	\$1,955.48	\$0.00	0.00%	\$506.71	34.98%	\$2,008.59	\$53.11	2.72%	\$559.82	38.64%
	Total	\$2,511.70	\$2,718.21	\$206.51	8.22%	\$2,858.62	\$140.41	5.17%	\$346.92	13.81%	\$3,018.41	\$159.79	5.59%	\$506.71	20.17%	\$3,018.41	\$0.00	0.00%	\$506.71	20.17%	\$3,071.52	\$53.11	1.76%	\$559.82	22.29%
SF 65'	Debt Service	\$1,169.22	\$1,169.22	\$0.00	0.00%	\$1,169.22	\$0.00	0.00%	\$0.00	0.00%	\$1,169.22	\$0.00	0.00%	\$0.00	0.00%	\$1,169.22	\$0.00	0.00%	\$0.00	0.00%	\$1,169.22	\$0.00	0.00%	\$0.00	0.00%
	O&M	\$1,512.47	\$1,728.80	\$216.33	14.30%	\$1,875.97	\$147.17	8.51%	\$363.50	24.03%	\$2,042.95	\$166.98	8.90%	\$530.48	35.07%	\$2,042.95	\$0.00	0.00%	\$530.48	35.07%	\$2,099.24	\$56.29	2.76%	\$586.77	38.80%
	Total	\$2,681.69	\$2,898.02	\$216.33	8.07%	\$3,045.19	\$147.17	5.08%	\$363.50	13.55%	\$3,212.17	\$166.98	5.48%	\$530.48	19.78%	\$3,212.17	\$0.00	0.00%	\$530.48	19.78%	\$3,268.46	\$56.29	1.75%	\$586.77	21.88%

(1) O&M Assessments included Capital Reserve Fund assessments as follows:

Lot Size	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
TH	\$0.00	\$245.68	\$331.07	\$331.07	\$0.00
SF 45'	\$0.00	\$274.59	\$370.02	\$370.02	\$0.00
SF 55'	\$0.00	\$289.04	\$389.49	\$389.49	\$0.00
SF 65'	\$0.00	\$303.49	\$408.97	\$408.97	\$0.00

EXHIBIT 24

RETURN TO AGENDA

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 PROPOSED ANNUAL BUDGET

Long Lake Ranch
COMMUNITY DEVELOPMENT DISTRICT



STATEMENT 1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)

	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
1 REVENUE							
2 ASSESSMENTS LEVIED							
3 ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,217,790	1,202,714	1,152,047	1,226,768	24,054
4 ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	350,000	350,000	350,000	-
5 COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-	-
6 EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-
7 EXCESS FEES	-	7,081	8,738	-	-	-	-
8 FUND BALANCE FORWARD	-	-	-	76,518	-	76,518	-
9 ASSESSMENTS LEVIED Total	1,172,505	1,223,274	1,526,528	1,629,231	1,502,047	1,653,286	24,054
10 ADDITIONAL REVENUE							
11 TENNIS	1,320	1,200	1,200	6,000	1,500	6,000	-
12 ROOM RENTALS	1,445	540	653	-	-	-	-
13 INTEREST	-	-	34,007	-	44,821	-	-
14 ADVERTISEMENT RENTAL	9,600	-	-	-	-	-	-
15 MISC. REVENUE	997	6,796	5,799	-	14,661	-	-
16 ADDITIONAL REVENUE Total	13,362	8,536	41,659	6,000	60,982	6,000	-
17 REVENUE Total	1,185,867	1,231,810	1,568,187	1,635,231	1,563,029	1,659,286	24,054
18 EXPENDITURES							
19 ADMINISTRATIVE							
20 SUPERVISORS - REGULAR MEETINGS	11,547	8,000	9,600	13,000	4,861	13,000	-
21 SUPERVISORS - WORKSHOPS	1,200	-	-	1,000	-	1,000	-
22 PAYROLL TAXES (BOS)	581	505	933	1,071	306	1,071	-
23 PAYROLL SERVICES FEES	654	600	700	700	250	700	-
24 DISTRICT MANAGEMENT	19,954	20,000	10,000	15,000	5,605	15,000	-
25 ADMINISTRATIVE	11,000	10,788	7,544	5,000	1,452	5,000	-
26 ACCOUNTING	11,057	10,667	7,500	10,000	3,737	10,000	-
27 ASSESSMENT ROLL PREPERATION	5,000	5,000	3,750	5,000	1,869	5,000	-
28 DISSEMINATION AGENT	3,000	4,000	2,250	3,000	1,121	3,000	-
29 MEETING OVRAGES	-	-	-	-	-	-	-
30 DISTRICT COUNSEL	30,812	47,974	51,559	45,000	30,389	45,000	-
31 DISTRICT ENGINEER	4,535	3,520	1,900	10,000	-	10,000	-
32 ARBITRAGE REBATE CALCULATION	1,150	650	1,300	1,500	-	2,000	500
33 TRUSTEE FEES	14,906	8,719	11,811	13,768	7,900	15,000	1,232
34 BANK FEES	52	-	773	150	85	150	-
35 AUDITING	3,950	-	7,850	3,700	-	3,700	-
36 REGULATORY PERMITS AND FEES	175	175	175	175	175	175	-
37 PROPERTY TAXES	375	731	823	250	297	250	-
38 SALES TAX	889	-	-	-	-	-	-
39 LEGAL ADVERTISING	2,303	1,002	1,356	1,500	55	1,500	-
40 WEBSITE HOSTING	1,538	1,672	1,788	2,015	1,538	2,015	-

	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
41 MISC. SERVICE	-	-	2,542	-	567	500	500
42 ADMINISTRATIVE Total	124,678	124,003	124,154	131,829	60,207	134,061	2,232
43 INSURANCE							
44 PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
45 INSURANCE Total	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
46 UTILITIES							
47 UTILITIES - ELECTRICITY	59,622	50,748	52,679	61,200	14,650	62,424	1,224
48 UTILITIES - STREETLIGHTS	130,434	98,356	99,718	117,300	26,164	119,646	2,346
49 UTILITIES - WATER/SEWER	9,029	18,626	14,092	18,000	7,146	18,360	360
50 UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	1,530	221	1,530	-
51 UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	1,599	2,040	721	2,040	-
52 UTILITIES Total	201,575	169,820	168,088	200,070	48,902	204,000	3,930
53 SECURITY							
54 SECURITY REPAIRS & MAINTENANCE	1,906	3,026	3,352	7,500	145	7,500	-
55 SECURITY Total	1,906	3,026	3,352	7,500	145	7,500	-
56 COMMUNITY MAINTENANCE							
57 FIELD SERVICES	5,051	5,034	3,750	5,000	2,084	5,000	-
58 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	4,428	5,000	2,432	6,000	1,000
59 AQUATIC MAINTENANCE	31,980	29,520	37,120	29,520	9,840	29,520	-
60 MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	-	3,100	-
61 AQUATIC PLANT REPLACEMENT	-	-	-	2,750	-	3,500	750
62 STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-
63 MIDGE FLY TREATMENTS	-	-	-	-	-	-	-
64 FISH STOCKING	3,506	-	-	12,000	-	12,000	-
65 LAKE & POND MAINTENANCE	1,500	-	-	5,000	-	5,000	-
66 ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	-	2,500	-	2,500	-
67 LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	167,493	180,920	84,512	180,920	-
68 LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	49,500	72,000	58,250	72,000	-
69 LANDSCAPE REPLACEMENT ANNUALS - CONTRACT	38,178	32,724	8,181	39,996	16,362	39,996	-
70 LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	12,142	90,760	-	90,760	-
71 TREE TRIMMING & MAINTENANCE	675	40,500	63,550	45,000	12,125	45,000	-
72 OTHER LANDSCAPE -FIRE ANT TREAT	4,475	-	5,000	4,500	-	5,000	500
73 IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	6,781	15,000	6,264	15,000	-
74 DECORATIVE LIGHT MAINTENANCE	4,000	9,000	38,469	15,000	19,234	21,735	6,735
75 VOLUNTEER SUPPLIES	-	-	-	-	-	-	-
76 PRESSURE WASHING	30,450	30,510	32,250	37,000	-	37,000	-
77 FIELD CONTINGENCY	21,463	26,589	20,060	30,627	3,053	31,674	1,047
78 COMMUNITY MAINTENANCE Total	431,254	419,696	448,724	595,673	214,156	605,705	10,032
79 ROAD & STREET FACILITIES				vvccc			
80 SIDEWALK REPAIR & MAINTENANCE	-	294	-	1,000	-	1,000	-
81 ROADWAY REPAIR & MAINTENANCE	7,200	-	-	2,500	-	2,500	-
82 SIGNAGE REPAIR & REPLACEMENT	516	4,768	-	20,000	-	20,000	-
83 ROAD & STREET FACILITIES Total	7,716	5,062	-	23,500	-	23,500	-

	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
84 AMENITY MAINTENANCE							
85 CLUBHOUSE MANAGEMENT	115,745	123,162	134,315	141,296	63,241	145,535	4,239
86 SEASONAL POOL ATTENDANTS	-	-	-	9,800	-	10,094	294
87 CELL PHONE FOR ATTENDANTS	-	-	-	100	-	100	-
88 POOL MAINTENANCE - CONTRACT	27,780	24,025	38,400	40,000	19,260	40,000	-
89 DOG WASTE STATION SUPPLIES	1,252	314	-	3,000	-	3,000	-
90 AMENITY MAINTENANCE & REPAIR	19,274	715	18,656	21,000	6,333	21,000	-
91 OFFICE SUPPLIES	265	1,920	98	1,200	-	1,200	-
92 FURNITURE REPAIR/REPLACEMENT	-	420	-	1,750	-	1,750	-
93 POOL REPAIRS	2,474	10,399	9,138	2,000	17,485	7,500	5,500
94 POOL PERMITS	561	560	611	1,000	-	1,000	-
95 COMMUNICATIONS (TEL, FAX, INTERNET)	3,973	4,111	5,239	5,000	1,674	5,500	500
96 FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	390	2,000	-	2,000	-
97 COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	-	1,000	-	1,000	-
98 PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	809	6,600	-	6,600	-
99 PEST CONTROL	1,200	1,330	1,070	3,600	614	3,600	-
100 CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	2,266	3,000	-	3,000	-
101 AMENITY MAINTENANCE Total	176,654	178,231	210,992	242,346	108,607	252,879	10,533
102 PROJECT BUDGET							
103 CAPITAL OUTLAY	149,034	3,015	-	50,000	-	50,000	-
104 PROJECT BUDGET Total	149,034	3,015	-	50,000	-	50,000	-
105 EXPENDITURES Total	1,113,846	932,463	986,342	1,285,231	464,135	1,309,286	24,055
106 OTHER SOURCES/USES							
107 OTHER FINANCING USES - TRANSFER TO RESERVES							
108 TRANSFER IN	-	-	-	-	-	-	-
109 TRANSFER TO DEBT SERVICE	-	-	-	-	-	-	-
110 TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	350,000	-	350,000	-
111 TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-	-
112 COUNTY COLLECTION COSTS	-	-	-	-	-	-	-
113 OTHER FINANCING USES - TRANSFER TO RESERVES Total	198,094	-	300,000	350,000	-	350,000	-
114 OTHER SOURCES/USES Total	198,094	-	300,000	350,000	-	350,000	-
115 EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	79,027	299,347	281,845	(0)	1,098,894	(0)	(0)
116 FUND BALANCE							
117 FUND BALANCE - BEGINNING (Audited for FY 24 YE)	126,616	449,370	740,347	1,022,192		1,022,192	
118 FUND BALANCE AUDIT ADJUSTMENT	243,725	(8,370)	-	-		-	
119 NET CHANGE IN FUND BALANCE	79,027	299,347	281,845	-		-	
120 FUND BALANCE Total	449,370	740,347	1,022,192	1,022,192		1,022,192	-
121 ANALYSIS OF FUND BALANCE							
122 NON SPENADBALE	68,743	73,519	65,857	65,857		68,743	
123 ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242		210,242	
124 UNASSIGNED	186,298	363,799	458,837	382,320		379,434	
125 USE OF FUND BALANCE FORWARD	-	-	-	76,518		76,518	
126 ASSIGNED PROJECTS	-	-	287,256	287,256		287,256	
127 ASSIGNED - ASSET RESERVES	-	-	-	-		-	
128 ANALYSIS OF FUND BALANCE Total	449,370	740,347	1,022,192	1,022,192		1,022,192	-

STATEMENT 2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2024 ACTUAL	FY 2025 BUDGET	FY 2026	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1 REVENUES					
2 ALL REVENUES					
3 ASSESSMENTS LEVIED (NET ON-ROLL):	301,009	-	-	-	-
4 EXCESS FEES	-	-	-	-	-
5 INTEREST & MISCELLANEOUS	97,674	-	-	-	-
6 ALL REVENUES Total	398,683	-	-	-	-
7 EXPENDITURES					
8 CLUBHOUSE					
9 CLUBHOUSE Total	-	-	-	-	-
10 ENTRY AREAS					
11 ENTRY AREAS Total	-	-	-	-	-
12 GROUNDS					
13 FENCING AND CAMERAS	-	-	-	-	-
14 FLOORING	-	-	-	-	-
15 GROUNDS Total	-	-	-	-	-
16 MAIL AREAS					
17 MAIL AREAS Total	-	-	-	-	-
18 MAIN POOL AREA					
19 MAIN POOL	68,390	-	100,000	-	100,000
20 MAIN POOL AREA Total	68,390	-	100,000	-	100,000
21 RECREATION					
22 RECREATION Total	-	-	-	-	-
23 STREETS AND PARKING AREAS					
24 STREETS AND PARKING AREAS Total	-	-	-	-	-
25 WALLS AND FENCING					
26 WALLS AND FENCING Total	-	-	-	-	-
27 EXPENDITURES Total	68,390	-	100,000	-	100,000
28 OTHER SOURCES/(USES)					
29 OTHER FINANCING SOURCES & USES					
30 TRANSFER IN (OUT) FROM GENERAL FUND	(331,026)	300,000	350,000	350,000	50,000
31 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-	-	-
32 INCREASE IN RESERVE FUND BALANCE	-	-	-	-	-
33 OTHER FINANCING SOURCES & USES Total	(331,026)	300,000	350,000	350,000	50,000
34 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(733)	300,000	250,000	350,000	(50,000)
35					
36 FUND BALANCE					
37 FUND BALANCE - BEGINNING - AUDITED FOR FY 23	1,283,785	1,283,052	1,583,052	1,833,052	-
38 NET CHANGE IN FUND BALANCE	(733)	300,000	250,000	350,000	-
39 FUND BALANCE Total	1,283,052	1,583,052	1,833,052	2,183,052	-

STATEMENT 3

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY**

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	SUPERVISORS - REGULAR MEETINGS Per meeting. 5 Board members @ 200 each (estimate 13 meetings).	BOARD OF SUPERVISORS (BOS)	13,000
21	SUPERVISORS - WORKSHOPS Per meeting. 5 Board members @ 200 each (estimate 1 meeting).	BOARD OF SUPERVISORS (BOS)	1,000
22	PAYROLL TAXES (BOS) Payroll taxed at 7.65% (Board of supervisors).	FICA & FUTA	1,071
23	PAYROLL SERVICES FEES Approximates \$50 per pay period & ye processing of \$50.	ENGAGE	700
24	DISTRICT MANAGEMENT Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.	HAVEN	15,000
25	ADMINISTRATIVE Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.	HAVEN	5,000
26	ACCOUNTING Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.	HAVEN	10,000
27	ASSESSMENT ROLL PREPERATION Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.	HAVEN	5,000
28	DISSEMINATION AGENT The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.	HAVEN	3,000
29	MEETING OVERTAGES Miscellaneous items for administrative - such as meeting overtime.	HAVEN	-
30	DISTRICT COUNSEL Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.	KUTAK ROCK	45,000
31	DISTRICT ENGINEER Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.	STANTEC	10,000
32	ARBITRAGE REBATE CALCULATION The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.	LLS TAX SOLUTIONS	2,000
33	TRUSTEE FEES Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is \$4,756.13; Series 2015A - \$4,256.13and Series 2016 is \$4,756.13.	US BANK TRUST, N.A.	15,000
34	BANK FEES Amount is for misc. items such as printed checks or any returned deposits.	SOUTHSTATE	150
35	AUDITING State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.	BERGER TOOMBS	3,700
36	REGULATORY PERMITS AND FEES Statutorily fixed.	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	175
37	PROPERTY TAXES Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.	PASCO COUNTY	250
39	LEGAL ADVERTISING The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.	VARIOUS PUBLICATIONS	1,500
40	WEBSITE HOSTING Costs associated with ongoing audits and website remediation for ADA compliance.	SCHOOLSTATUS	2,015
	MISC. SERVICE Miscellaneous expenditures related to administrative costs		500
42	ADMINISTRATIVE Total		134,061

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
43	INSURANCE		
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	EGIS	
	The district will incur expenditures for public officials and general liability insurance.		31,641
45	INSURANCE Total		31,641
46	UTILITIES		
47	UTILITIES - ELECTRICITY	DUKE ENERGY	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure. Multi year increae from Duke approved in FY 24 of approximately 2% thru FY 27		62,424
48	UTILITIES - STREETLIGHTS	DUKE ENERGY	
	Duke energy bills. Multi year increase from Duke established in FY 24 thru FY27		119,646
49	UTILITIES - WATER/SEWER	PASCO COUNTY UTILITIES	
	Water and sewer services for the Community center and 18981 Long Lake Ranch Blvd. (Estimates for utilities are up 2% over prior year).		18,360
50	UTILITIES - SOLID WASTE ASSESSMENT	PASCO COUNTY TAX COLLECTOR	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
51	UTILITIES - SOLID WASTE REMOVAL	COASTAL WASTE	
	Solid waste disposal services.		2,040
52	UTILITIES Total		204,000
53	SECURITY		
	SECURITY MONITORING SERVICES		
	Removed.		-
54	SECURITY REPAIRS & MAINTENANCE		
	Various repairs & maintenance to the existing hardware infrastructure.	AS NEEDED	7,500
55	SECURITY Total		7,500
56	COMMUNITY MAINTENANCE		
57	FIELD SERVICES	HAVEN	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance.		5,000
58	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	BLUE WATER	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$750 qterly. Added additional for parts for repair if needed.		6,000
59	AQUATIC MAINTENANCE	GHS ENVIRONMENTAL	
	Aquatic weed control in the 26 ponds/floodplain areas. Confirmed with vendor no increase for FY 27		29,520
60	MITIGATION AREA MONITORING & MAINTENANCE		
	Mitigation maintenance & compliance monitoring.		3,100
	AQUATIC PLANT REPLACEMENT & FISH STOCKING	GHS ENVIRONMENTAL	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization		3,500
62	STORMWATER SYSTEM MAINTENANCE	MISCELLANEOUS	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
63	MIDGE FLY TREATMENTS	GHS ENVIRONMENTAL	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
64	FISH STOCKING	GHS ENVIRONMENTAL	
	Mosquito fish stocking.		12,000
65	LAKE & POND MAINTENANCE	MISCELLANEOUS	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance, as needed outside of monthly aquatic maintenance		5,000
66	ENTRY & WALLS MAINTENANCE & POWERWASHING	MISCELLANEOUS	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
67	LANDSCAPE MAINTENANCE - CONTRACT	RED TREE	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
68	LANDSCAPE REPLACEMENT MULCH - CONTRACT	RED TREE	
	The district adds 900 yards of cocoa shredded mulch at \$65 per yard and 1,500 bales of straw at \$9.00 Per bale. This is for 2x annually if needed		72,000
69	LANDSCAPE REPALCEMENT ANNUALS - CONTRACT	RED TREE	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at \$2.75 Per annual.		39,996
70	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	RED TREE	
	Additional amounts appropriated for the replacement of plant assets.		90,760
71	TREE TRIMMING & MAINTENANCE	RED TREE	
	Annual tree trimming and maintenance. Red tree second year of trimming contract is at \$43,350.		45,000
72	OTHER LANDSCAPE -FIRE ANT TREAT	RED TREE	
	As needed for the treatment of fire ants.		5,000
73	IRRIGATION REPAIRS & MAINTENANCE	RED TREE	
	Estimated for parts & labor to repair the irrigation system.		15,000
74	DECORATIVE LIGHT MAINTENANCE	TBD	
	Holiday lighting for 12 entry monuments. Final payment for year 4 of 4 . Includes additional amont of \$5,000 for wreaths etc.		21,735
75	VOLUNTEER SUPPLIES		

18

EXPENDITURES

VENDOR / PROVIDER

AMOUNT TOTAL

Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.

-

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
76	PRESSURE WASHING Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
77	FIELD CONTINGENCY For miscellaneous unbudgeted expenses.		31,674
78	COMMUNITY MAINTENANCE Total		605,705
79	ROAD & STREET FACILITIES		
80	SIDEWALK REPAIR & MAINTENANCE Repairs for any sidewalk related issues.	MISCELLANEOUS	1,000
81	ROADWAY REPAIR & MAINTENANCE Repairs for any roadway issues.	MISCELLANEOUS	2,500
82	SIGNAGE REPAIR & REPLACEMENT Repairs for any street signs.	MISCELLANEOUS	20,000
83	ROAD & STREET FACILITIES Total		23,500
84	AMENITY MAINTENANCE		
85	CLUBHOUSE MANAGEMENT Clubhouse manager, General Maintenance 25hrs/week , Facility attendant/janitorial weekends, 1% Management fee (incl Seasonal Attendant line 86)	HAVEN	145,535
86	SEASONAL POOL ATTENDANTS Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.	HAVEN	10,094
87	CELL PHONE FOR ATTENDANTS Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
88	POOL MAINTENANCE - CONTRACT Service to be performed 3x weekly for 2 pools, all chemicals are included.	COOPER POOLS	40,000
89	DOG WASTE STATION SUPPLIES 10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.	HAVEN	3,000
90	AMENITY MAINTENANCE & REPAIR As needed for the repair & maintenance.	MISCELLANEOUS	21,000
91	OFFICE SUPPLIES Office supplies for the facility.	MISCELLANEOUS	1,200
92	FURNITURE REPAIR/REPLACEMENT As needed for furniture repair & maintenance.	MISCELLANEOUS	1,750
93	POOL REPAIRS Additional service repairs for the pools.	TBD	7,500
94	POOL PERMITS Estimated.	STATE OF FLORIDA DEPARTMENT OF HEALTH	1,000
95	COMMUNICATIONS (TEL, FAX, INTERNET) Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.	FRONTIER	5,500
96	FACILITY A/C & HEATING MAINTENANCE & REPAIRS As needed for repairs to HVAC system.	AS NEEDED	2,000
97	COMPUTER SUPPORT MAINTENANCE & REPAIR As needed repairs for the repairs of the computer system.	AS NEEDED	1,000
98	PARK & PLAYGROUND MAINTENANCE & REPAIRS As needed for repairs to the athletic park.	AS NEEDED	6,600
99	PEST CONTROL Pursuant to contract for pest control services.	TURNER PEST CONTROL	3,600
100	CLUBHOUSE JANITORIAL SUPPLIES Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
101	AMENITY MAINTENANCE Total		252,879
102	PROJECT BUDGET		
103	CAPITAL OUTLAY Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		50,000
104	PROJECT BUDGET Total		50,000
	EXPENDITURES BEFORE OTHER FINANCING SOURCES & USES		1,309,286
106	OTHER SOURCES/USES		
107	OTHER FINANCING USES - TRANSFER TO RESERVES		
110	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE Allocation of funds from the general operating budget to the reserve fund to ensure long-term financial stability. These transfers support future capital repairs, replacements, and unforeseen expenses, preserving community assets without requiring special assessments.		350,000
113	OTHER FINANCING USES - TRANSFER TO RESERVES Total		350,000
114	OTHER SOURCES/USES Total		350,000
	TOTAL EXPENDITURES AFTER OTHER FINANCING SOURCES & USES		1,659,286

EXHIBIT 25

RETURN TO AGENDA

April 17, 2026

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

Dear Patricia Thibault:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Ballantrae Community Development District 1,888
- Concord Station Community Development District 3,077
- Long Lake Ranch Community Development District 1,463

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

EXHIBIT 26

RETURN TO AGENDA

Aquatic Services Report

Technician

Pete Dennis

Job Details

Service Date	4/2/2026
Customer	Long Lake Ranch CDD
Weather Conditions	Sunny
Wind	7mph
Temperature	78°
Multiple Sites Treated	No
Pond Number	Fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	<input checked="" type="checkbox"/> Fountain / Aeration
Equipment Used	<input checked="" type="checkbox"/> Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned all fountains, Intakes, and nozzles
Pictures	

Aquatic Services Report



Aquatic Services Report



Aquatic Services Report



EXHIBIT 27
RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Amenities Center Parking Lot – Finger Islands

**LANDSCAPE ENHANCEMENT PROPOSAL
for
LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

May 4, 2026

Scope of Work

Amenities Center Parking Lot - 6 Finger Islands:

- Remove excess soil to expose the base of the main trunk to the top of the root structure.
- Remove existing bed plants.
- Level remaining bed soil.
- Install 5 cubic yards of shredded cocoa brown mulch.
- Dispose of plant debris and removed soil.
- Labor, hauling, and dumping fees included.



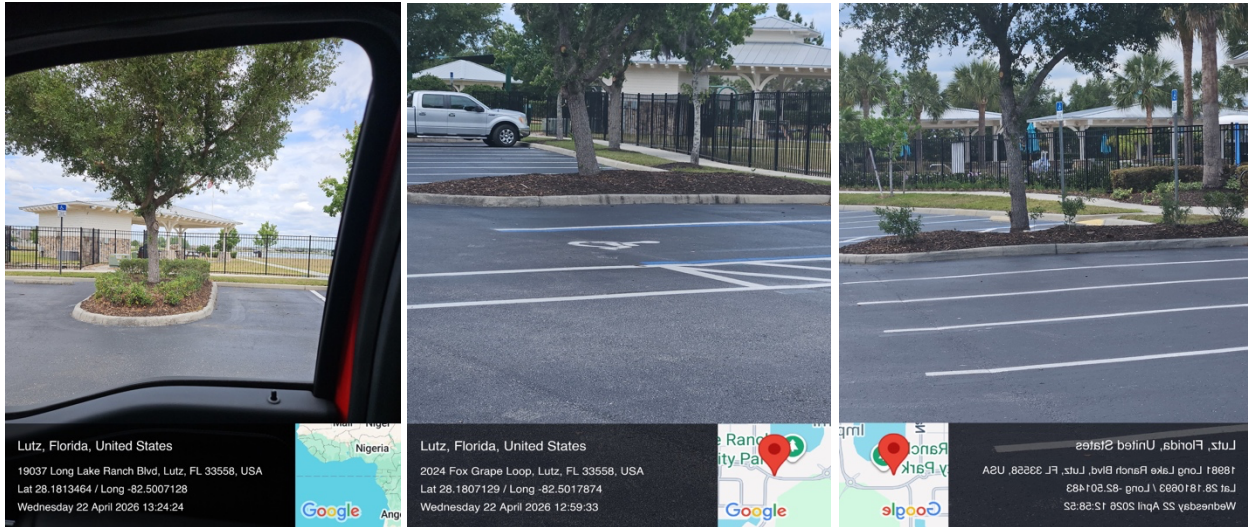
Lutz, Florida, United States
18981 Long Lake Ranch Blvd, Lutz, FL 33558, USA
Lat 28.1810693 / Long -82.501483
Wednesday 22 April 2026 12:58:18



Lutz, Florida, United States
18981 Long Lake Ranch Blvd, Lutz, FL 33558, USA
Lat 28.1810693 / Long -82.501483
Wednesday 22 April 2026 12:58:37



Lutz, Florida, United States
18981 Long Lake Ranch Blvd, Lutz, FL 33558, USA
Lat 28.1810693 / Long -82.501483
Wednesday 22 April 2026 12:58:43



Total Cost: **\$18,500.00**

Authorized Signature to Proceed

Date of Authorization

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

EXHIBIT 28

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

NIGHTSHADE PUMP REPLACEMENT

**IRRIGATION PROPOSAL
FOR
LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

May 6, 2026

Scope of Work

The existing 7.5 HP submersible pump at 18980 Nightshade Drive has failed electrically, showing no continuity and a direct short to ground. In addition, the pump—a 4” unit rated at 90 GPM under high static conditions—is currently operating outside of its optimal efficiency range.

Since motors manufactured after 2016 are required to meet more stringent NPSHA standards, they are designed to be more energy-efficient but are less tolerant of adverse operating conditions. In this application, the 7.5 HP pump is operating too far to the right on its performance curve, exceeding the motor’s nameplate horsepower rating. Reducing the system to a 5 HP pump would result in insufficient flow capacity. To address these issues, I recommend installing a variable frequency drive (VFD). This will provide power factor correction, improve operational efficiency, and offer enhanced protection for the replacement of 7.5 HP pump. Additionally, the existing bladder tank appears to be original and is showing significant corrosion, with areas near the side tag nearly rusted through. RedTree highly recommends a replacement pump.

Materials

- (1) Yaskawa IQ Pump Micro 18 Amp 460 VAC Nema 4 x Variable Frequency Drive
- (1) 7.5 Horsepower 460 VAC 90 G.P.M Submersible Pump
- (1) WX205 Tank
- (1) Pressure Transducer
- Miscellaneous Items: fittings, wire, splice, drop pipe, etc.
- Labor

Total Cost: \$17,256.54

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714