

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, June 04, 2026

Time: 6:00 P.M.

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

[Zoom Link](#)

Phone: 1-305-224-1968

Meeting ID: 939 4671 5244

Passcode: 751858

AGENDA

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

- I. **Call to Order/ Roll Call**
- II. **Audience Comments – Agenda Items** (*limited to 3 minutes per individual*)
- III. **Supervisor Comments**
- IV. **Professional Vendor Presentations**
 - A. **District Engineer – Stantec**
 1. Discussion on 18920 Beautyberry Drainage Review [EXHIBIT 1](#)
 - B. **GHS Environmental Aquatic Maintenance**
 1. Aquatic Maintenance Log – May 2026 [EXHIBIT 2](#)
 - C. **Red Tree Landscape**
 1. Landscape Maintenance Report – May 2026 [EXHIBIT 3](#)
 2. Field Maintenance Report [EXHIBIT 4](#)
 - D. **District Counsel**
- V. **Amenity General Manager & Field Manager**
 - A. **Presentation for Discussion – Amenity & Field Status Report** [EXHIBIT 5](#)
 - B. **Basketball Resurface Project**
 1. **Basketball Court Resurface**
 - **Lawson Courts – 1 Basketball Court - \$15,000** [EXHIBIT 6](#)
 - **Court Project – \$21,446** [EXHIBIT 7](#)

2. Fencing

➤ Total Quality Fence - \$17,196.88

[EXHIBIT 8A](#)

➤ Fence Outlet - \$26,980

[EXHIBIT 8B](#)

➤ Vilo Fence (*to be distributed*)

[EXHIBIT 8C](#)

3. Mag Lock Entry & Access

➤ DCSI - \$14,995

[EXHIBIT 9](#)

4. Tree Replacement

➤ Red Tree - \$15,180

[EXHIBIT 10](#)

5. Basketball Court Center Bubbler

➤ Red Tree - \$2,650

[EXHIBIT 11](#)

VI. Financial & Administrative Matters

A. Consideration for Acceptance of April, 2026 Unaudited Financial Statement

[EXHIBIT 12](#)

B. Presentation of Check Details for April 2026

[EXHIBIT 13](#)

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 07, 2026

[EXHIBIT 14](#)

D. Presentation of Approval Listing – FY 2026

[EXHIBIT 15](#)

E. Consideration to Approve LLS Tax Solutions Proposal for Arbitrage Services - 2014 A-1, A-2

[EXHIBIT 16](#)

F. Consideration to Approve LLS Tax Solutions Proposal for Arbitrage Services – 2015 A1, A2

[EXHIBIT 17](#)

G. Ratification of Don Harris Invoice 3192 - Electrician Fee - \$440

[EXHIBIT 18](#)

VII. Staff Reports

A. District Manager

1. Discussion of Annual Assessment Trends

[EXHIBIT 19](#)

2. Presentation of the FY 2026-2027 Proposed Budget

[EXHIBIT 20](#)

3. Consideration to Adopt Resolution 2026-09 Approving the Proposed FY 2027 Budget and Setting a Public Hearing

[EXHIBIT 21](#)

4. Consideration to Adopt Resolution 2026-10 Setting of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing Effective Date

[EXHIBIT 22](#)

5. Discussion of Backyard Access Request for Pool and Spa Construction -1204 [EXHIBIT 23](#)
Multiflora Loop Lutz, FL 33558

6. Reminder: Form 1 - Due July 1

VIII. Other Introduced Items

1. Discussion of Fence Encroachment and Review Request for Tracts B4 and L3 [EXHIBIT 24](#)

2. Discussion of Security Services Proposal – 813 Security [EXHIBIT 25](#)

3. Discussion on District Signage [EXHIBIT 26](#)

4. Discussion of Drainage Obstruction and Easement Violation- Request for [EXHIBIT 27](#)
CDD Inspection and Enforcement

5. Discussion of Amendment to Agreement for District Management Services [EXHIBIT 28](#)

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

X. Supervisor Requests

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

XI. Adjournment

EXHIBIT 1

RETURN TO AGENDA

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – 18920 Beautyberry Drainage Review



Date: May 26, 2026

Field Observation Report Number: 2026-2

Project Name: Long Lake Ranch CDD – Drainage Review for 18920 Beautyberry

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 Drainage Behind 19820 Beautyberry

General: Stantec staff reviewed a report of a drainage issue behind 18920 Beautyberry. During our site review we discussed the drainage issue with the homeowner and he stated that water does not drain from his rear yard area. There has been downspouts for the building installed and a underground pipe connection to a pop up basin to allow the water to discharge and reduce the velocity of the water from the downspout assisting in reducing erosion. The issue is that the water from the downspout is not making it into the drainage system to allow it to discharge as designed. Below is a clip from the grading and drainage plan showing yard drains with 12" PVC pipe connecting to the street drainage allowing the drainage to discharge from the area. During our onsite review and discussions with the homeowner, he was unaware of drainage structure ever being installed in the rear of the residents property. There is a 7.5' drainage easement in the rear yard to allow for maintenance of the stormwater piping. Below is a location map showing the specific location of the drainage issue as well as photos documenting the condition while onsite.

Report By: GJW

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – 18920 Beautyberry Drainage Review

Location map:

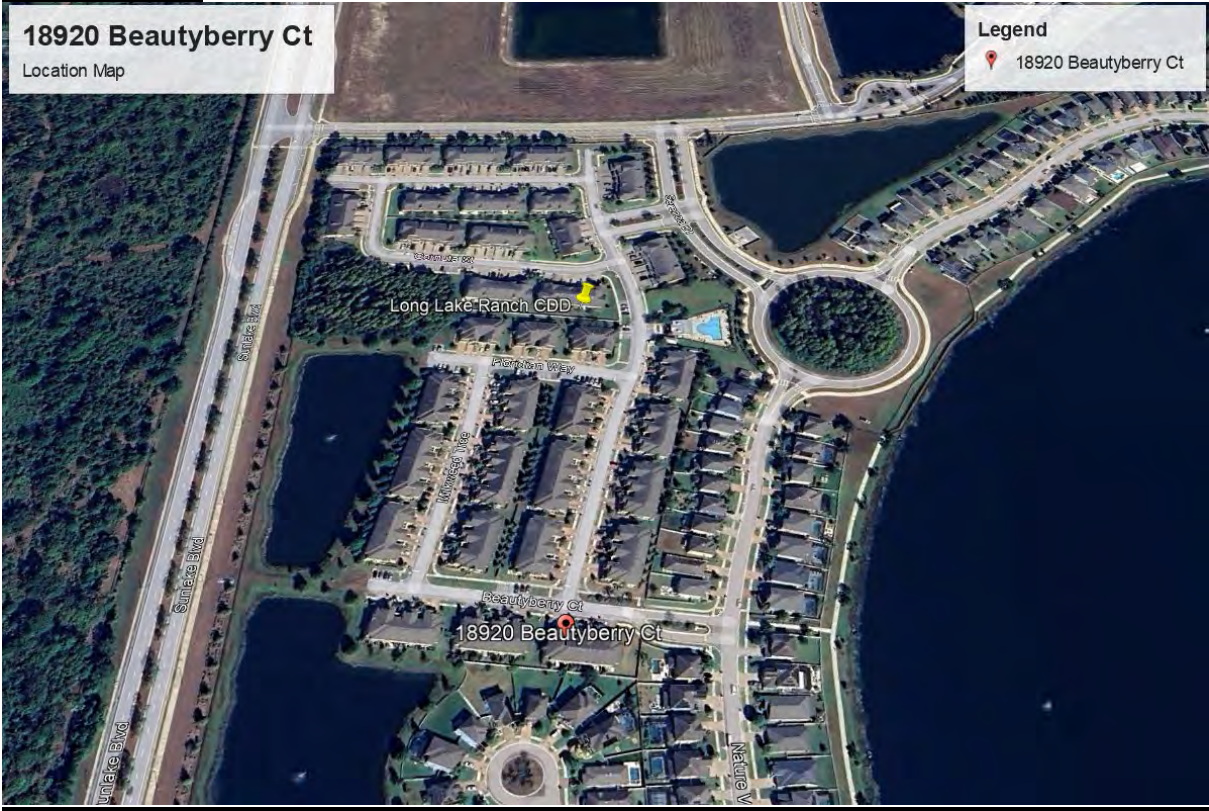


Photo 1: Photo showing downspout from roof gutters recently installed.



FIELD OBSERVATION REPORT
Long Lake Ranch CDD – 18920 Beautyberry Drainage Review

Photo 2: Photo showing pop up drain to relieve water from roof drain. This area should be draining to a yard drain per the plans. Resident did not have any recollection of drains being present and there was not evidence of yard drains during the onsite review.



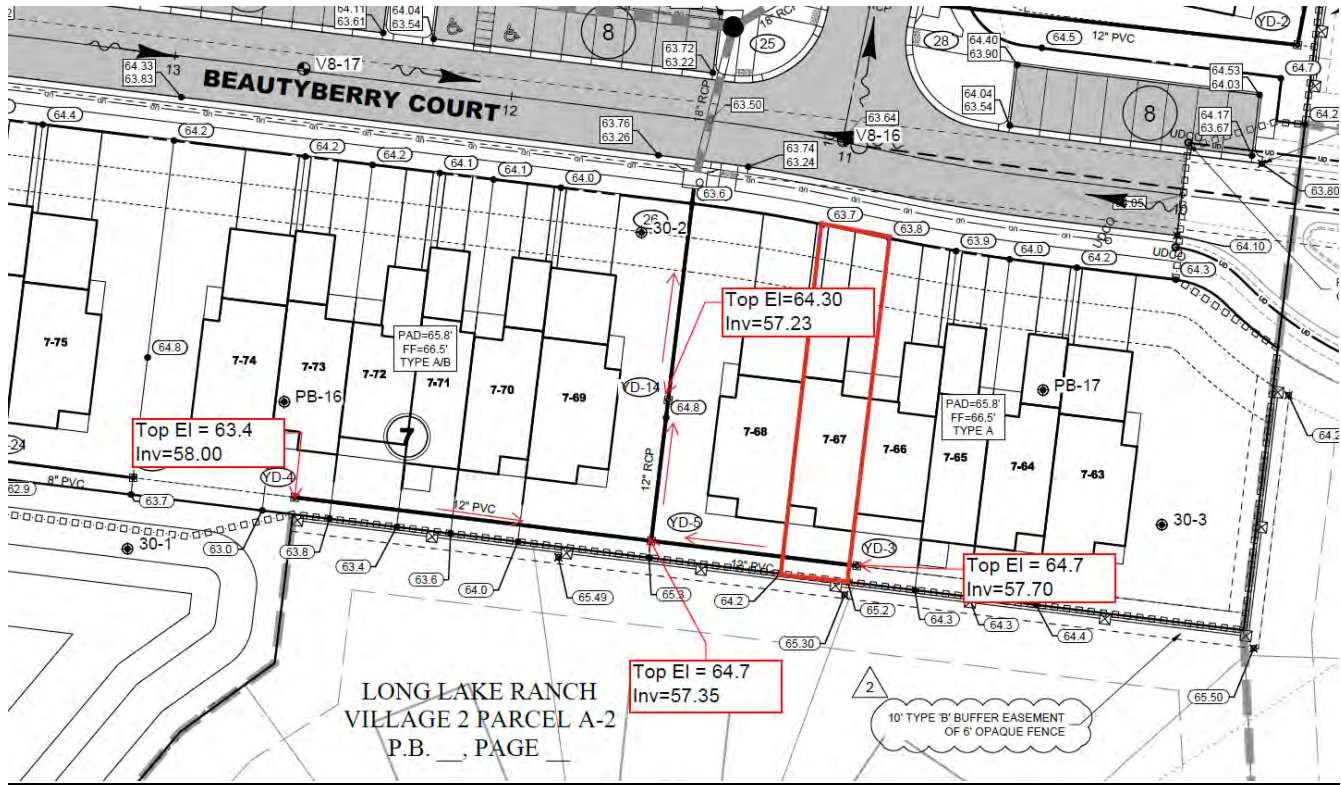
Photo 3: Photo looking west from property.



FIELD OBSERVATION REPORT

Long Lake Ranch CDD – 18920 Beautyberry Drainage Review

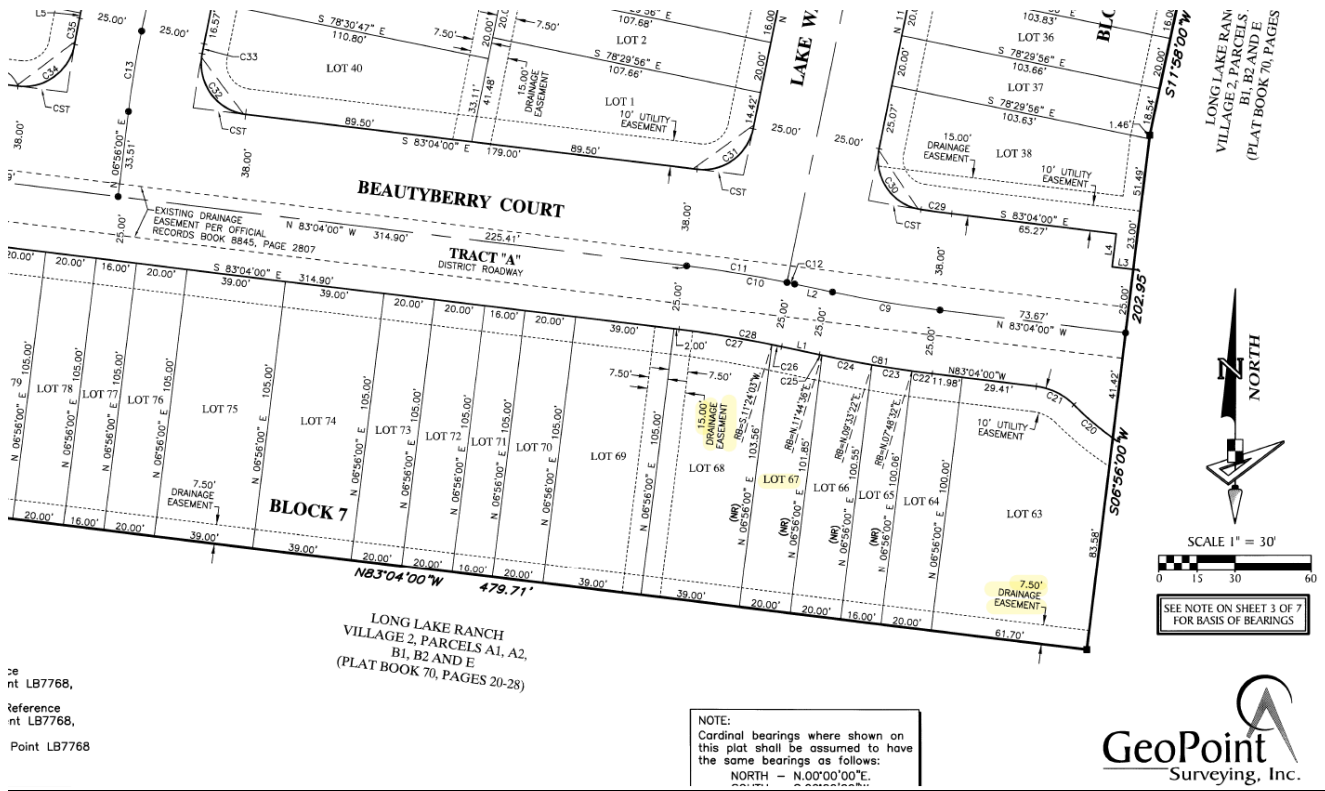
Drainage Exhibit: Drainage exhibit from permitted plans showing yard drains to capture runoff from the roof as well as stormwater runoff from the lots. The yard drains are connected with 12" pipes to Beautyberry Court road drainage.



FIELD OBSERVATION REPORT

Long Lake Ranch CDD – 18920 Beautyberry Drainage Review

Plat Exhibit: Plat exhibit showing 7.7' rear year drainage easement for yard drains and piping as well as 15' drainage easement for pipe connection to Beautyberry Court.



reference
nt LB7768,
nt LB7768,
Point LB7768

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – 18920 Beautyberry Drainage Review

Plat Dedication: Below plat dedication outlines easement and maintenance responsibilities to the District for maintaining stormwater. Drainage outside of the easement would not be the responsibility of the District.

- 4) The Owner does further:
- a. all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
 - b. Owner does reserve unto itself, its respective heirs, successors, assigns or legal representatives a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots on the Plat. Said non-exclusive easement is for the installation, operation and maintenance and/or replacement of communications lines including but not limited to cable television, internal access, telecommunications and bulk telecommunication services to the extent consistent with s.177.091(28).
 - c. grant and dedicate to the District: (i) a perpetual non-exclusive easement over, across and under all drainage easements as shown hereon for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities; (ii) a perpetual non-exclusive easement over, across and under all access and drainage easements as shown hereon for the purpose of ingress and egress and for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities.

DEDICATION (continue):

- 5) The District shall construct all water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, and other sewer and water facilities lying within or upon the streets and within the utility easements depicted on this plat and, upon completion, shall convey such improvements to the County for purposes of operation and maintenance of said facilities.
 - 6) The District shall construct, operate, and maintain the drainage facilities within the drainage easements as shown hereon, and the District, by execution of this plat, accepts the dedication of the drainage easements and agrees to maintain the drainage facilities therein.
-

EXHIBIT 2

RETURN TO AGENDA



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

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

Actions Required At Time of Inspection

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

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

Service Date	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90	Field Notes
1/6/2026																											Field check.
1/7/2026	M, W																							M, W	M, W	Worked on removing woody vegetation growing inside the littoral zones. Removed woody vegetation growing along the Big Lake boardwalk. Check in with B. York.	
1/13/2026																	M, W	M, W	G				M, W			Worked on removing woody vegetation growing inside the littoral zones.	
1/23/2026																											Field check.
1/26/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	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	Trash pickup all ponds.	
3/12/2026																											M
3/24/2026	A, MF											T															Applied courtesy midge fly treatment in SE portion of Big Lake per complaint. Note: GHS not under contract for midge fly treatment since lakes were stocked with gambusia in past to combat midge flies.
3/25/2026	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	T	T	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	Trash pickup all ponds.	
4/30/2026	*																										Prepare email to P. Thibault with mosquito fish stocking costs for Big Lake.
5/7/2026																											Attended CDD meeting.
5/8/2026																								S, A			Field check.
5/22/2026																											
5/27/2026									SM			G, L	G	G, L	G	SM			G	SM	SM				G, L		

EXHIBIT 3

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
MAY 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

- Pump replacement proposals were approved and the pumps were installed in two locations: Near Primrose on Sunlake Boulevard and 18980 Nightshade Drive.
- The Variable Frequency Drive to be installed on the on the pump near Primrose when Duke Energy restores power to the associated meter.
- Work orders have been addressed.

Pest Control and Fertilization:

- IPM completed per contract specifications.

Landscape

Proposals Completed

- Basketball Court and Amenity Center - 26 Pine and stump removals
- Serenoa Median - Stump Removals

Proposals Submitted

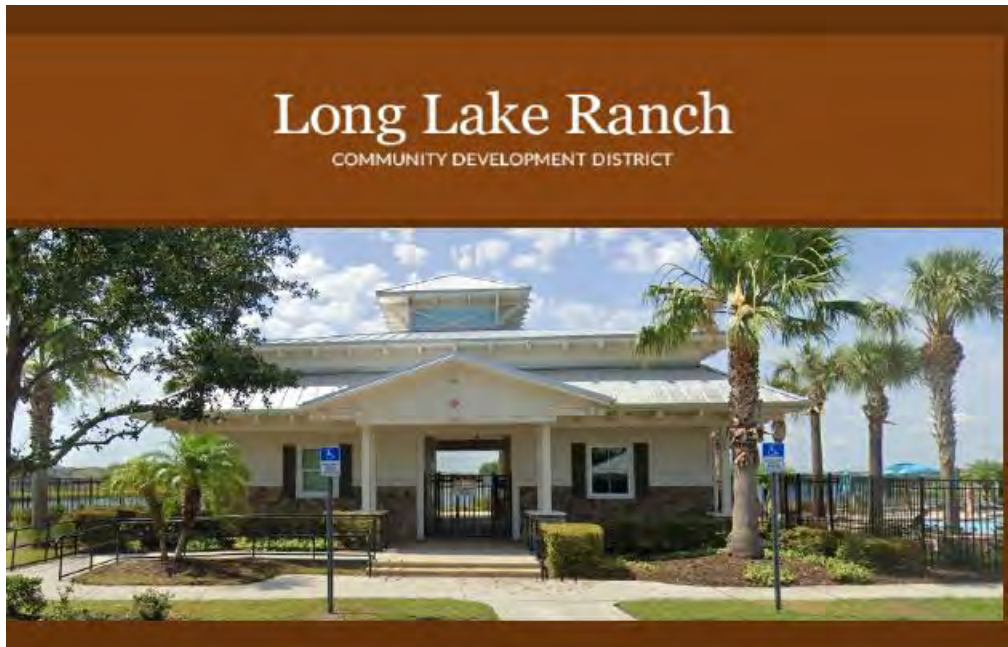
- Basketball Court Tree Replacement
- Basketball Court Add Bubblers to Tree Replacements

Work Orders / Service requests

Please send any service requests to our Service Desk at service@redtreelandscape.systems. Property name, photographs and coordinates (street names, etc.) are all extremely helpful in assuring that we can address any concerns promptly.

EXHIBIT 4

RETURN TO AGENDA



MONTHLY FIELD REPORT



Monuments & Islands

- The monuments are consistent
- While most of the Firebush appear to be recovering there is still a lot of dead wood that should be removed
- The annuals, while the Salvia have done well, the remaining annuals have failed
- Palms are well manicured
- Edging is inconsistent
- Bed weeds are present but not overwhelming at the monuments







moto g stylus - 2025

May 24, 2026









moto g stylus - 2025

May 24, 2026





moto g stylus - 2025

May 24, 2026







Islands

- The islands throughout lack attention
- The Blue Daze are alive but not thriving, a different species might be considered
- Edging is inconsistent or non-existing
- Ligustrum need shaping, with the exception of the amenity
- Dead wood should be eliminated









The Foxtail Amenity center

- Wax Myrtle need to be tamed
- Cutback, lowered, dead wood removed
- Turf is 50/50 , weeds/turf
 - Edging is lacking
 - Trees need lifting





moto g stylus - 2025

May 24, 2026





moto g stylus - 2025

May 24, 2026





moto g stylus - 2025

MAY 24, 2026



moto g stylus - 2025

May 24, 2026





LLR Fields

Common area trees

Tree suckers should be addressed

I'm not sure if there is a spec for min height in the common areas, but it's obvious can't mow beneath them safely









moto g stylus - 2025

May 24, 2026









moto g stylus - 2025

May 24, 2025











moto g stylus - 2025

May 24, 2026



Common Area Pathways

-Edging Lacking









LLR Field

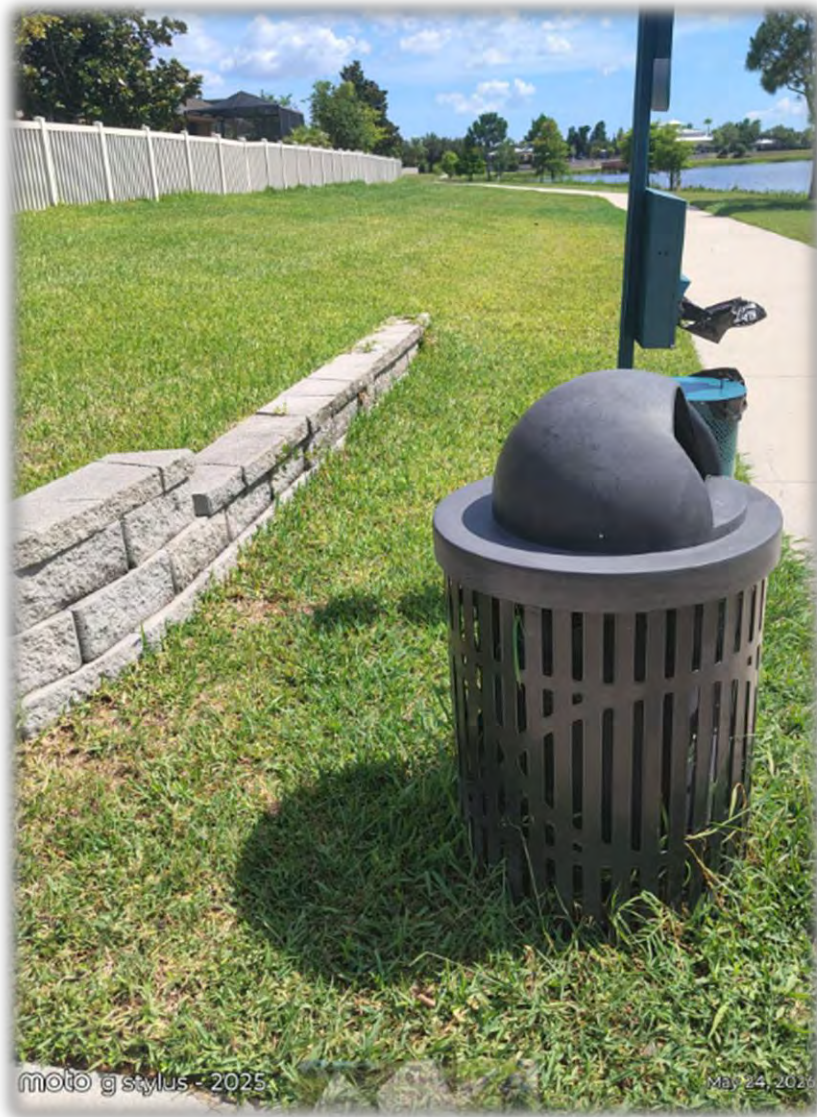
-Edging required

-Bed weeds need attention

-Weeds around walls, trash cans, signs, and conservation posts







Island Bed Weeds

-Needs attention



Amenity Center

-Trees need lifting

-Walks need edging

-Signs that rain have created washout along the walk, which is only going to get worse as we enter the rainy season





moto g stylus - 2025

May 24, 2026





moto g stylus - 2025

may 24, 2026

Amenity Islands

Volunteer Palmettos should be removed

In the Islands, if there are only 1 or 2 plants why don't we just remove them



moto g stylus - 2025

May 24, 2026





Ligustrums

-The Amenity ligustrums look good, this should be the model for the monuments





Overspray and Debris

-There were a couple areas that appear to have been affected by over spray

-Limbs removed from the oak tree need to be removed





moto g stylus - 2025

May 24, 2026







moto g stylus - 2025

May 24, 2026



Trimming

-Podocarpus should be leveled

-Grasses should be stacked







Park

-Need eating or weed control needed





moto g stylus - 2025

May 24, 2026





moto g stylus - 2025

May 24, 2026



EXHIBIT 5

RETURN TO AGENDA

	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
1	02.05.2026	Bay Pavers	ACOMPLETED	COMPLETED	Contract fully executed tues Wed Thurs -main pool -Feb 24-26th and Friday - Saturday for smaller pool . Job is completed and payment has been made
2	10.02.2025	Serenoa Roundabout Cut Back Project	ACOMPLETED	COMPLETED	Proposal was approved at the November meeting - waiting on project completion
3	10.02.2025	Pool Resurface - Foftail	ACOMPLETED	COMPLETED	The Board motioned at the November meeting to go with Cooper Pools - - awaiting timeline to completion
4	4.2.26	Pool Sealing	Amenity	5.7.26	5 spots in the main pool that need to be addressed for sealing. Cooper to provide a proposal for next meeting. 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 . 05-28 Update: Underway and waiting at the same time
5	03.05.2026	Mulch Depth	Amenity Manager	04.05.2026	Burkett and I talked about the mulch depth. Redtree's conclusion is that the original contractor overfilled the finger boxes when planting the trees, which resulted in quick mulch accumulation. Redtree does not remove mulch material unless contracted to do so. Redree was asked for an estimate to lower the mulch/soil height from the parking lot fingers. I have sent pics of the accumulated mulch in the hedge rows. They have accumulation as well. 05-28 Update: Bill - I will follow up with Burkett. We asked for that proposal Steve and I are repairing drainage at Foftail. 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. 05-28 Update: This will have to be done when pieces in Primrose and Foftail, 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 . 05-28 Update: Bill: Obtaining quotes
6	03.05.2026	Foftail Drainage	Amenity Manager	04.05.2026	
7	03.05.2026	Painting	Amenity Manager	04.05.2026	

				<p>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. 05-28 Bill: I have not used the pressure washer yet. I did pre-start checks and found gasoline in the oil tank. Joe and I agreed that it needed to go to the shop. The pressure washer motor has been fixed. The pump on the motor looks to be brand new. I pulled the pump off the motor and found it installed incorrectly. It should be up and running tomorrow if the pump works correctly.</p>
8	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026
				<p>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. 05-28 Update: Clarification questions have been sent out. I am waiting for responses.</p>
9	1.5.26	Basketball court resurface	Amenity Manager	2.5.26
10	2.5.26	Police report for median tree	Amenity Manager	3.5.26
				<p>Bill to check if we can get since we are a government entity. Bill still does not have the information to file for a request. 05-28 Update: I will look for 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. 05-28 update: We gave the list of signs to the supervisors. That was the list for supervisors to select which signs they wanted. I will compile the list again for the meeting.</p>
11	2.5.26	Signs	Amenity Manager	3.5.26
12	2.5.26	QR Code for Residents	ACOMPLETED	COMPLETED
				<p>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</p>
13	3.5.26	Main Pool Repair	Amenity Manager	04.05.2026
				<p>Getting quotes for the main pool bottom repair from Pool Doctor 3/25/2026 and Cooper Pools. 4.2.26 Update: Deposit was sent to Cooper week of 4.13</p>

14	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
15	2.5.26	Middle Fountain Repair	ACOMPLETED	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
16	4.2.26	Survey of two properties	District Counsel	5.7.26	Item 16 in the survey; bring this back next month
17	01.05.2026	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
18	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
19	02.05.2026	Mandas Minnows	District Manager	04.02.2026	Sent Contract to Mandas and followed up on 02.18.2026. Mandas contract sent to Chair. Awaiting final signature from Chair / Contract executed. Manda will be attending meeting to request additional information on signage postings
20	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 Update: Bill to bring updated proposal next month
21	12.4.2025	Peter Chow/ Candyman deposits	District Manager	Ongoing	Check with them on making deposits
22	2.5.26	Street Light conversion	District Manager	04.05.2026	Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6 - 9 months out. Followed up via email for an estimates timeline deliverable - no response. Estimates will be on the agenda for March. Sent email in regards to the amounts that may be charged on 02/26/26. Awaiting timeline from Duke. 4.2.26 Update: Checked with Duke on status and project is about 6 months out
23	12.4.2025	HCA Communication	ACOMPLETED	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 advancing after the removal 4.2.26: DEAD ISSUE GOING FORWARD
24	2.5.26	Verizon	ACOMPLETED	COMPLETED	Since Frontier has been acquired, need to go online and link the accounts. F&A will confirm when completed - completed with Verizon.

25	1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara checking on this
26	2.5.26	Separation from Anchor Stone	ACOMPLETED	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
27	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
28	4.2.26	Pool permits	PCT	5.7.26	Check when pool permits are to be paid
29	4.2.26	Pool Attendants	ACOMPLETED	COMPLETED	Prior year Noah was brought back
30	03.05.2026	Redtree Tree Removal and Stump Grind	ACOMPLETED	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
31	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
32	1.5.26	Mulch install	ACOMPLETED	COMPLETED	DONE, except Foxtail RT Completed and verified with Bill, Club Manager
33	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
34	2.5.26	Weeds around Monuments	ACOMPLETED	COMPLETED	Weeds need to be cut back RT: Completed
35	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.
36	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
37	2.5.26	Plant Material Proposal	ACOMPLETED	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.
38	4.2.26	Plant Material Assesment	Redtree	June	Evaluate for plant material that was hurt by the freeze
39	4.2.26	New clock	Redtree	5.7.26	New clock should be in
40	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
41	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

42	5.7.26	Signs	District Manager		Send email that we are catch-and-release, and do not stand on grates. Signage from Bill -- do not stand on grates. Danger, keep off.
43	5.7.26	Serenoa stump removal	Redtree		Stump still hasn't been removed, Redtree to give us monitoring access. We will need to manually open. Remove this sign asap, signs need to be uniform and consistent. Need to get a report on the towing, 05.29 Serenoa sign has been removed
44	5.7.26	Serenoa Towing sign	ACOMPLETED	COMPLETED	
45	5.7.26	Permits with DOH	District Manager		Check on permits again with DOH
46	5.7.26	Summer attendants	Amenity Manager		Two to cover all the hours underneath the overhang the entire time, must pick up trash
47	5.7.26	Holiday lights	ACOMPLETED	COMPLETED	Change to red and blue. 05.29 Update String lighting has been switch to red, white. and blue chasing.
48	5.7.26	Pavilion lights	Amenity Manager		are they on a timer, why are the on in the middle of the day. 05.29 update: The pavilion lights have never been on a timer. I will install a timer

EXHIBIT 6

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 -

RE: Fw: Long Lake Ranch Deliverables

From Patricia Thibault <Patricia@havenmgt.com>

Date Tue 6/2/2026 10:28 AM

To Bill York <manager@llrcddamenity.com>; Haven Mgt <Havenadmin@havenmgt.com>

Ok and it is for both courts ?

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: Bill York <manager@llrcddamenity.com>

Sent: Tuesday, June 2, 2026 10:25 AM

To: Haven Mgt <Havenadmin@havenmgt.com>; Patricia Thibault <Patricia@havenmgt.com>

Subject: Re: Fw: Long Lake Ranch Deliverables

Mr. Lawson of Lawson Courts called, and explained that a one-year warranty is on the back of the contract. He emphasized that his company stands behind its product. That is more than Court Project provided. Their explanation over the phone was that "no one in the business" talk. That's when I asked for Court Project's workmanship warranty explanation in an email because I would have trouble explaining that response.

Bill

On Fri, May 29, 2026 at 7:41 PM Haven Mgt <Havenadmin@havenmgt.com> wrote:

EXHIBIT 7

RETURN TO AGENDA

Court Project

PROPOSAL

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

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

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

Description of Services:

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

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

Description of Services:

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

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

Description of Services:

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

4. Striping – Basketball Half Court \$700.00

Description of Services:

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

Quantity: 2 x EA

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

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

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

Description of Services:

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

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

Terms and Conditions

1. PRICING & PAYMENT TERMS

Payment Terms:

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

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

Late Payments:

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

2. TERMS & CONDITIONS

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

3. GUARANTEE & WARRANTY

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

Exclusions:

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

Disclaimer on Preexisting Foundations:

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

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

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

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

Client: _____
Long Lake Ranch CDD Date

FW: Proposal for Long Lake Ranch CDD - Full Basketball Court

From Patricia Thibault <Patricia@havenmgtso.com>
Date Wed 6/3/2026 11:04 AM
To Haven Mgt <Havenadmin@havenmgtso.com>

Please see the below

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

From: Bill York <manager@llrcddamenity.com>
Sent: Wednesday, June 3, 2026 9:13 AM
To: Patricia Thibault <Patricia@havenmgtso.com>
Subject: Fwd: Proposal for Long Lake Ranch CDD - Full Basketball Court

----- Forwarded message -----

From: **Andrew Stephan** <build@courtproject.com>
Date: Wed, Jun 3, 2026 at 9:05 AM
Subject: Re: Proposal for Long Lake Ranch CDD - Full Basketball Court
To: Bill York <manager@llrcddamenity.com>

Good morning Bill, of course.

The summary is that we can't control the earth. If we build it we guarantee it, if we're putting lipstick on a pig there's nothing to guarantee other than the fact that underneath the lipstick, it's still a pig. I'll attach our terms directly from our contracts. Also, I'll send an updated proposal later today for you.

I know you're not the decision maker but the right move is to repave it.

Seems like they're ready to move on it?

6. Existing Surface & Site Conditions

Pricing is based upon visible site conditions at the time of inspection. Existing concrete, asphalt, and subsurface conditions may contain concealed defects or structural deficiencies not visible prior to commencement of work.

Court Project shall not be responsible for hidden or latent site conditions including, but not limited to, unstable subgrade, hidden moisture intrusion, improper prior construction, unsuitable concrete or asphalt conditions, drainage deficiencies, buried utilities, structural movement, settlement, or

subsurface failures. Discovery of such conditions may require additional work, repairs, materials, or schedule adjustments subject to a written change order.

Pricing is subject to adjustment if excessive structural cracking, substrate deterioration, or unsuitable base conditions are identified during the course of work.

7. Standing Water / Bird Bath Disclaimer

Court Project will make commercially reasonable efforts to reduce minor low spots and standing water conditions ("bird baths") through patching and leveling methods where included within the project scope. However, Client acknowledges that resurfacing systems cannot guarantee complete elimination of standing water conditions.

Minor ponding or residual low areas may remain due to existing substrate irregularities, settlement, drainage design, structural deficiencies, or underlying base conditions beyond Court Project's control. Any corrective work requiring extensive leveling, asphalt replacement, concrete replacement, drainage modification, or structural reconstruction is outside the original contract scope unless specifically stated in writing.

8. Cracking & Surface Movement

Court Project may repair, fill, or treat existing cracks as part of the project scope; however, resurfacing systems cannot permanently prevent future cracking or the reappearance of existing cracks. Cracks may return due to natural expansion and contraction, moisture conditions, settlement, ground movement, thermal cycling, or deficiencies in the underlying substrate.

Reflective cracking and future surface movement are considered normal conditions for resurfacing systems and are not covered under warranty unless expressly stated otherwise in writing.

9. Surface Appearance & Color Variations

Minor variations in color, texture, finish consistency, or overall surface appearance may occur due to environmental conditions, curing conditions, application methods, material batch differences, existing substrate conditions, or normal installation processes. Such variations are considered cosmetic in nature and shall not constitute defects in workmanship or materials.

GUARANTEE & WARRANTY

Court Project warrants workmanship and materials directly provided and installed by its team for a period of one (1) year from the date of substantial completion. This warranty is limited solely to the repair or replacement of defective workmanship or materials at the sole discretion of Court Project.

This warranty does not cover normal wear and tear, cosmetic fading from UV exposure, minor color or texture variations, reflective cracking, future cracking, standing water caused by underlying base conditions, improper maintenance, pressure washing damage, chemical exposure, vandalism, abuse, misuse, acts of God, flooding, hurricanes, extreme weather events, ground movement, settlement, or damage caused by third-party work or materials not provided by Court Project.


Court Project does not warrant any preexisting concrete, asphalt, or subsurface foundations not constructed by its team. Failures including peeling, bubbling, delamination, adhesion loss, cracking, coating failure, moisture-related failures, or surface movement resulting from preexisting conditions or foundational defects are specifically excluded from warranty coverage. Examples of such conditions include improper prior construction, inadequate drainage, hidden moisture, deficient concrete or asphalt installation, lack of vapor barriers, prior coatings, unsuitable substrate conditions, or structural deficiencies beneath the existing surface.


Any repairs required due to preexisting conditions, substrate failures, or conditions outside Court Project's control shall be treated as additional work subject to a written change order and are not covered under warranty.


Client is responsible for maintaining the surface in accordance with recommended maintenance practices, including regular cleaning, removal of debris and organic buildup, and avoidance of misuse, standing debris, or improper chemical exposure. Failure to properly maintain the surface may void applicable warranty coverage.

Court Project

 (813) 454-5867 |  build@courtproject.com

 www.courtproject.com

 4405 W Platt St | Tampa, FL 33609

 By Players, For Players.

Court Project

This communication contains confidential information from Court Project LLC and is intended solely for the recipient. Unauthorized disclosure, copying, distribution, or use is prohibited. If you received this in error, please delete it immediately and notify the sender. This email does not constitute an electronic signature unless expressly stated.

Sent via [Superhuman](#)

On Wed, Jun 03, 2026 at 7:09 AM, Bill York <manager@llrcddamenity.com> wrote:

Good morning Drew. Can you please explain Court Project's warranty on labor and workmanship? I know that you explained it to me when we spoke on the phone. I would just like to be accurate when answering questions that may arise. Thank you.


Bill


On Thu, May 28, 2026 at 2:51 PM Andrew Stephan <build@courtproject.com> wrote:


Hi Bill, for some reason this email was flagged as spam or else I would have turned it around in time. How can I now help?

Court Project

 (813) 454-5867 |  build@courtproject.com

 www.courtproject.com

 4405 W Platt St | Tampa, FL 33609

 By Players, For Players.

Court Project

This communication contains confidential information from Court Project LLC and is intended solely for the recipient. Unauthorized disclosure, copying, distribution, or use is prohibited. If you received this in error, please delete it immediately and notify the sender. This email does not constitute an electronic signature unless expressly stated.

Sent via [Superhuman](#)

On Thu, May 28, 2026 at 9:30 AM, Bill York <manager@llrcddamenity.com> wrote:

Good morning. We are preparing next week's agenda for the CDD board meeting, which includes the presentation of your quote. The board would like information regarding the labor and workmanship guarantee on this project. I would like to get this information to them by noon today if that's possible on your end. I apologize for the urgency, but that question arose. Thank you very much.

Bill

On Fri, Feb 13, 2026 at 12:57 PM Court Project LLC <messages@knowify.com> wrote:

Hi Bill York,

Please find attached the proposal for Long Lake Ranch CDD - Full Basketball Court.

You can view and accept the proposal by clicking the following link:

[View Proposal](#)

Thank you,

Andrew Stephan

EXHIBIT 8A

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 8B

RETURN TO AGENDA



Estimate #: JD486
Estimate Date: 6/4/2026
Expiration Date: 6/14/2026

Commercial Sales

PROJECT NAME AND LOCATION

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

CUSTOMER INFORMATION

Customer Name and Address:

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

Contact Name and Information:

Patricia
407-221-9153
patricia@havenmgtSol.com

FENCE OUTLET CONTACT INFORMATION

Sales Representative:

Jason Downs
813-699-4163
Jason.Downs@FenceOutlet.com

DESCRIPTION OF WORK AND ESTIMATE

Furnish and Install:

428' of 10'H Black Vinyl Coated Chain Link - Chain Link is 9 Gauge Finish
Line Posts are 2 1/2" Schedule 40
Terminal Posts are 3" Schedule 40
Top/Middle/Bottom Rails Schedule 40
(1) 7'H x 5'W Gate with Lock Box and Dummy Handle - Access Controls BY OTHERS
(2) Core Drills

Price Includes Permit Running - Permit Fees Charged AT COST Via Separate Invoice

ESTIMATE TOTAL COST: \$26,980.00

FENCE OUTLET TERMS AND CONDITIONS

CONDITIONS:

- 1. Fence Outlet shall not be responsible for any site preparation.
2. The Owner/Contractor must place stakes every 50 linear feet, clearly marking any corner and end posts.
3. The Owner/Contractor must ensure a 10-foot wide, clear and stable path along the fence line.
4. Core drilling, cutting through asphalt, and excavation through rock are excluded from this estimate unless otherwise specified.
5. The Owner/Contractor must remove any utilities, trees, roots, limbs, or other obstacles that could impede the fence installation.
6. Fence Outlet will assist in identifying the general fence layout upon request; however, Fence Outlet assumes no responsibility for the identifying or verifying property lines and does not guarantee their accuracy.
7. Fence Outlet will locate public underground utilities using standard services but will not be responsible for private or unmarked underground lines.
8. The estimated price includes a single mobilization unless explicitly noted otherwise.
9. Site delays (downtime) caused by the Owner/Contractor or any other trade will lead to additional costs.
10. A final walkthrough is mandatory, and any concerns must be raised during this time.
11. Fence Outlet retains ownership of all materials until full payment is received.
12. In the event of cancellation after execution of this agreement, the buyer agrees to reimburse Fence outlet for all the material costs, labor rendered, and up to 50% of the contract value as liquidated damages.
13. Timelines: Fence Outlet will make reasonable efforts to adhere to mutually agreed project timelines.
14. Substitutions: If specified materials are unavailable, Fence Outlet may substitute with a product of equal or greater value and similar appearance, with prior approval from the customer.

TERMS:

- 1. The Fence Outlet terms and conditions must be incorporated into the final contract.
2. Any modifications to the initial agreement, whether in product, terms, or conditions, will necessitate a mutually agreed-upon change order.
3. Retainage payments must be made within 30 days of project completion.
4. Final payment is due within 30 days of project completion. A 1.5% monthly finance charge will be applied to unpaid balances beyond this period.
5. Fence Outlet shall not be liable for delays caused by Force Majeure.
6. Charges will apply for safety training, bonds, and background checks as necessary.
7. Fence Outlet provides a one-year warranty on workmanship. Material warranties are provided by the manufacturer.
8. Installation scheduling requires the following: a fully executed contract, approved site plans, notice of commencement, a 33% deposit for materials, and an approved permit.
9. Progress payments will be billed for projects extending beyond 30 days.
10. The customer agrees to pay all interest, late fees, and reasonable legal or collection costs incurred in the event of nonpayment.
11. Dispute Resolution: In the event of a dispute, both parties agree to make reasonable efforts to resolve the matter amicably.

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

Fence Outlet

Owner/Contractor

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

By accepting this proposal, issuing a purchase order, or incorporating this document into a contract by reference, the customer acknowledges and agrees to Fence Outlet's terms and conditions as outlined herein.

Orlando • Oviedo • Tampa • North Port • Port Richey • Melbourne • Daytona • Jacksonville

EXHIBIT 8C

RETURN TO AGENDA

EXHIBIT 9

RETURN TO AGENDA



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

Estimate

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

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

ESTIMATE #	DATE	EXPIRATION DATE
12373A	06/01/2026	08/01/2026

SALES REP
 DC

ACCT#/LOT/BLK
 Access Control BB Court

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to install access control on the gate to the proposed Basketball Court fence, that will communicate with the existing access system database and cards.			0.00
	Included: Access Control (1) Linear EXN-2C-Door Expansion Module (1) 18x16x08 UL Listed Fiberglass Reinforced Polyester FRP Weatherproof Outdoor IP66 NEMA 4 Enclosure with lock (1) HID Prox readers (1) 1200lbs mag-locks (1) Chain-link Gate Mounting Brackets (1) TB-400B -Hydraulic Gate Closer (1) Outdoor Gate Contacts (1) Outdoor Siren (1) Request to exit buttons (1) 48" mounting post (1) 36" mounting post (1) 24V 2amp power supply (1) Surge Protector (1) Sidewalk bores to get pipes and wire underneath Approx. 225' trenching and conduit from mailbox area to Court. Wire, Junction Boxes, Installation, setup, and networking included. *Need electrician to get a 120V outlet installed in the NEMA enclosure. (Not included)	1	14,995.00	14,995.00

Thank you for your time and this opportunity to do business with you!
 *ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	14,995.00
TAX (0.075)	0.00
TOTAL	\$14,995.00

Accepted By

Accepted Date

EXHIBIT 10

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

May 12, 2026

Basketball Court Tree Planting Proposal

For

Long Lake Ranch CDD

Attn: Patricia Thibault

Patricia@havenmgt.com

- Install 9 Winged Elms 45gal
- Install 12 Natchez Crape Myrtles 45gal
- Install 5 yards Coco Hardwood Mulch
- Includes all materials, labor, hauling and dump fees

Total: \$15,180.00

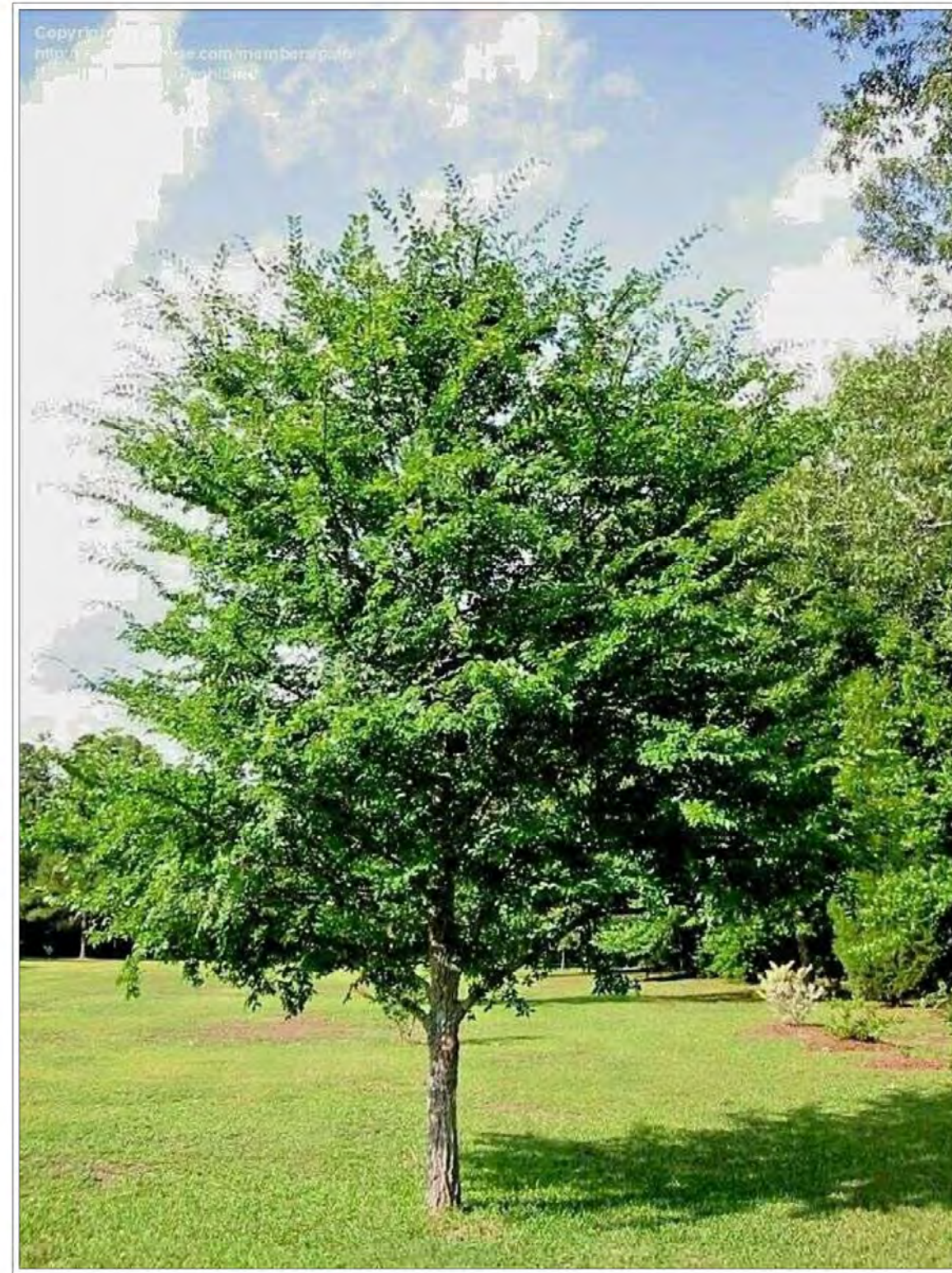
Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

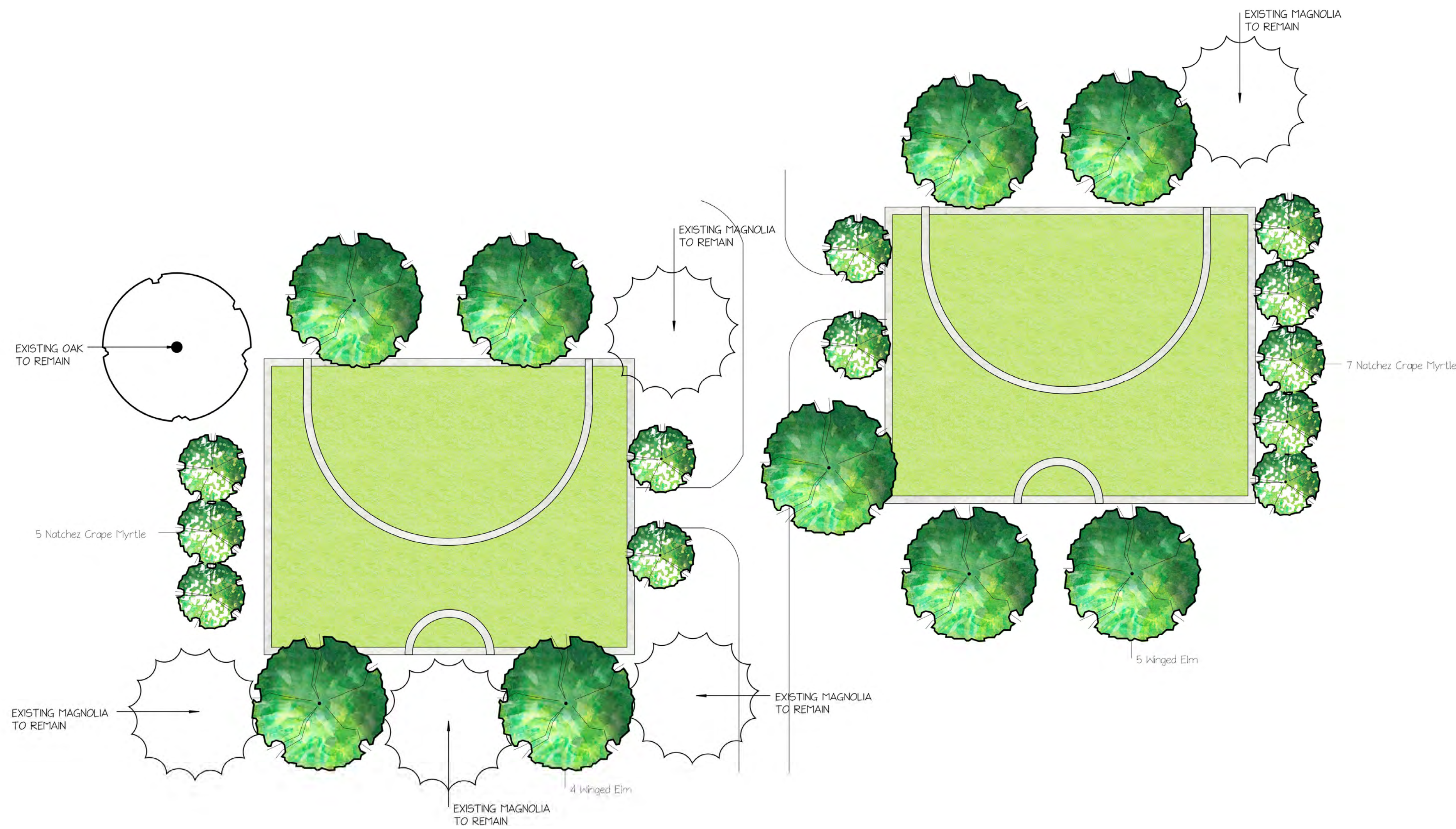


NATCHEZ CREPE MYRTLE



WINGED ELM

Qty	Botanical Name	Common Name
Shade Trees		
9	Ulmus alata	Winged Elm
Trees		
12	Lagerstroemia x 'Natchez'	Natchez Crepe Myrtle



LONG LAKE RANCH BASKETBALL COURT TREE INSTALLATION

client:		
scale	1"=10'	date 5.12.2026
drawn by	K.S.	checked by K.S.
		revision drawing # 1/1

EXHIBIT 11

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Basketball Court: Add Bubblers to Newly Planted Trees

**IRRIGATION PROPOSAL
FOR
LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

May 28, 2026

Scope of Work

- Install bubblers on the newly planted trees by the basketball court to provide consistent, deep-root watering that supports healthy root establishment and long-term tree survival.
- Bubblers help newly planted trees receive the proper amount of water directly at the root zone, reducing water runoff and evaporation while promoting stronger root growth.
- Adding bubblers will improve irrigation efficiency, reduce maintenance needs, and help protect the investment in the new landscaping by ensuring the trees remain healthy.

TOTAL: \$2,650.00

Authorized Signature to Proceed

____/____/_____
Date of Authorization

Proposal submitted by Matt Olson, Irrigation Manager
molson@redtreelandscape.com / Cell phone: (727) 200-1714

EXHIBIT 12

RETURN TO AGENDA

Long Lake Ranch Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2026

**Long Lake Ranch CDD
Balance Sheet
April 30, 2026**

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Total
1 <u>Assets:</u>						
2 Operating Account-SS	\$ 281,689	\$ -	\$ -	\$ -	\$ -	\$ 281,689
3 Money Market Account- SS	1,747,408	1,933,784	-	-	-	3,681,193
4 Debit Card - SS	1,156	-	-	-	-	1,156
5 Small Checking - SS	500	-	-	-	-	500
6 Petty Cash	-	-	-	-	-	-
7 Trust Accounts						
8 Revenue Fund	-	-	446,181	293,547	224,496	964,223
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	-	-	6,892	5,115	4,169	16,176
15 Prepaid Expenses	5,111	-	-	-	-	5,111
16 Deposits	61,859	-	-	-	-	61,859
17 TOTAL ASSETS	2,098,523	1,933,784	769,323	416,631	324,159	5,542,419
18 Liabilities:						
19 Accounts Payable	18,761	-	-	-	-	18,761
20 Sales Tax	-	-	-	-	-	-
21 Accrued Expenses	-	-	-	-	-	-
22 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	16,176	-	-	-	-	16,176
23 TOTAL LIABILITIES	34,937	-	-	-	-	34,937
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	-	-	769,323	416,631	324,159	1,510,112
29 Unassigned	1,499,118	650,000	-	-	-	2,149,118
30 TOTAL LIABILITIES AND FUND BALANCE	\$ 2,098,523	\$ 1,933,784	\$ 769,323	\$ 416,631	\$ 324,159	\$ 5,542,419

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026

	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	Variance	% Actual
	Month of	Month of	Month of	Month of	Month of	Month of	Month of	Month of	Total Actual	Approved	Over/(Under)
	October	November	December	January	February	March	April	Year to Date	Budget	Budget	YTD/ FY Budget
1 Revenues:											
2 Assessments Levied											
3 Assessments Levied (Net On-Roll)	\$ -	\$ 162,877	\$ 806,684	\$ 35,596	\$ 9,724	\$ 132,944	\$ 24,883	\$ 1,172,708	\$ 1,202,714	\$ (30,006)	98%
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	9,942	66,564	-	66,564	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	34,825	1,606,037	1,635,232	(29,195)	98%
17 Expenditures:											
18 Administrative											
19 Supervisors-Regular Meetings	1,015	1,015	800	1,015	1,015	1,015	815	6,692	13,000	(6,308)	51%
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	61	61	61	61	61	61	77	444	1,071	(627)	41%
22 Payroll Services Fees	50	50	50	50	50	50	50	350	700	(350)	50%
23 District Management	1,250	1,250	605	-	1,250	1,250	1,250	6,855	15,000	(8,145)	46%
24 Administrative	417	417	202	-	417	417	417	2,285	5,000	(2,715)	46%
25 Accounting	833	833	403	-	833	833	833	4,570	10,000	(5,430)	46%
26 Assessment Roll Preparation	417	417	202	-	417	417	417	2,285	5,000	(2,715)	46%
27 Dissemination Agent	250	250	120	-	250	250	250	1,370	3,000	(1,630)	46%
28 District Counsel	-	7,198	4,161	7,426	8,068	3,538	1,868	32,257	45,000	(12,744)	72%
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	32	329	250	79	132%
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	6,008	67,188	131,829	(64,641)	51%
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	4,115	-	22,880	61,200	(38,320)	37%
44 Utilities-Streetlights	-	8,698	8,682	8,783	8,424	7,893	-	42,480	117,300	(74,820)	36%
45 Utilities-Water/Sewer	58	276	3,238	2,433	1,141	1,341	898	9,385	18,000	(8,615)	52%
46 Utilities-Solid Waste Assessment	-	-	221	-	-	-	-	221	1,530	(1,309)	14%
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	247	968	2,040	(1,072)	47%
48 TOTAL UTILITIES	178	14,191	16,721	16,430	13,800	13,469	1,145	75,934	200,070	(124,136)	38%
49 Security											
50 Security Repairs & Maintenance	-	-	-	-	145	-	815	960	7,500	(6,540)	13%
51 TOTAL SECURITY	-	-	-	-	145	-	815	960	7,500	(6,540)	13%

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026

	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	FY2026	Variance	% Actual
	Month of	Month of	Month of	Month of	Month of	Month of	Month of	Total Actual	Approved	Over/(Under)	YTD/
	October	November	December	January	February	March	April	Year to Date	Budget	Budget	FY Budget
52 Community Maintenance											
53 Field Services	417	417	417	-	417	417	417	2,500	5,000	(2,500)	50%
54 Fountain Service Repair & Maintenance	-	1,546	136	750	-	-	1,635	4,067	5,000	(933)	81%
55 Aquatic Maintenance	2,460	2,460	2,460	2,460	-	2,460	4,920	17,220	29,520	(12,300)	58%
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	14,085	98,597	180,920	(82,324)	54%
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	-	-	-	-	-	-	8,181	8,181	90,760	(82,579)	9%
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	-	2,000	5,203	30,627	(25,424)	17%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	80,932	38,935	15,052	38,162	23,057	248,003	595,673	(347,670)	42%
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	9,400	72,641	141,296	(68,655)	51%
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	3,200	22,460	40,000	(17,540)	56%
83 Dog Waste Station Supplies	-	-	-	-	-	-	-	-	3,000	(3,000)	0%
84 Amenity Maintenance & Repair	1,901	1,501	1,717	863	351	932	1,110	8,374	21,000	(12,626)	40%
85 Office Supplies	-	-	-	-	-	-	-	-	1,200	(1,200)	0%
86 Furniture Repair/Replacement	-	-	-	-	-	-	-	-	1,750	(1,750)	0%
87 Pool Repairs	-	-	-	4,935	12,550	-	2,423	19,908	2,000	17,908	995%
88 Pool Permits	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	418	418	421	417	439	439	-	2,553	5,000	(2,447)	51%
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	105	718	3,600	(2,882)	20%
94 Clubhouse Janitorial Supplies	-	-	-	-	-	-	-	-	3,000	(3,000)	0%
95 TOTAL PARKS & RECREATION	10,797	15,164	24,760	19,095	25,958	14,643	16,237	126,654	242,346	(115,692)	52%
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	74,134	47,261	550,856	1,285,231	(734,375)	43%
100 Total Excess Expenditures Over (Under) Revenues	(74,618)	109,410	1,043,865	(35,406)	(46,849)	71,215	(12,436)	1,055,181	350,001	734,375	
101 Total Other Financing Sources (Uses)											
102 County Collection Costs	-	-	-	-	-	-	-	-	-	-	-
103 Transfers In	-	-	-	-	-	-	-	-	-	-	-
104 Transfers Out	300,000	-	-	-	-	-	350,000	650,000	350,000	(300,000)	
105 TOTAL OTHER FINANCING SOURCES (USES)	300,000	-	-	-	-	-	350,000	650,000	350,000	(300,000)	
106 Fund Balance - Beginning	1,658,406	1,283,788	1,393,198	2,437,062	2,401,656	2,354,806	2,426,021	1,658,406	1,658,406		
107 Net Change In Fund Balance	(374,618)	109,410	1,043,865	(35,406)	(46,849)	71,215	(362,436)	405,181	700,001		
108 Fund Balance - Ending-Projected	1,283,788	1,393,198	2,437,062	2,401,656	2,354,806	2,426,021	2,063,585	2,063,587	2,358,407		

**Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 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	650,000	300,000
15 Transfers Out	-	-	-
16 Total Other Finances Sources & Uses	<u>350,000</u>	<u>650,000</u>	<u>(300,000)</u>
17 Net Change in Fund Balance	<u>350,000</u>	<u>650,000</u>	<u>300,000</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>\$ 1,933,784</u>	<u>\$ 300,000</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 April 30, 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	\$ 314,351	\$ (3,149)
3 Excess Fees	-	-	-
4 Interest Revenue	-	9,860	9,860
5 Total Revenues	317,500	324,211	6,711
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	207,336	206,186
15 NET Change in Fund Balance	1,150	207,336	206,186
16 Fund Balance-Beginning	561,986	561,986	-
17 Fund Balance - Ending	\$ 563,136	\$ 769,323	\$ 206,186

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 April 30, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 Revenues:			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 233,318	\$ (2,620)
3 Excess Fees	-	-	-
4 Interest Revenue	-	4,398	4,398
5 Total Revenues	235,938	237,716	1,778
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	155,297	152,097
15 NET Change in Fund Balance	3,200	155,297	152,097
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 416,631	\$ 152,097

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 April 30, 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	\$ 190,163	\$ (1,718)
3 Excess Fees	-	-	-
4 Interest Revenue	-	3,234	3,234
5 Total Revenues	191,881	193,397	1,516
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	129,653	129,472
15 NET Change in Fund Balance	181	129,653	129,472
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	\$ 194,686	\$ 324,159	\$ 129,472

-

Bank Reconciliation
For the Period of October 1, 2025 through April 30, 2026

Balance per Bank Statement	289,236
Plus: Deposits in Transit	-
Less: Outstanding Checks	(7,547)
<i>Adjusted Bank Balance</i>	<u><u>281,689</u></u>

Beginning Balance	202,655
Receipts	863,991
Disbursements	(784,957)
<i>Balance per Book</i>	<u><u>281,689</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	Billiing #3		5,168.75	325,942.85
12/29/2025	5131	Haven Management Solutions	Billiing #4		215.05	325,727.80
12/30/2025	123025ach	Duke Energy	Summary Bill		13,141.27	312,586.53
12/31/2025				1,886,889.23	1,945,605.92	312,586.53
1/1/2026	5132	RedTree Landscape Systems	Landscape Maint		14,085.25	298,501.28
1/1/2026	5133	Blue Water Aquatics, Inc	fountain svcs		136.00	298,365.28
1/4/2026	5134	Cooper Pools Inc	Pool Maintenance		3,200.00	295,165.28
1/5/2026	5135	Cooper Pools Inc	Pool Maintenance		30.00	295,135.28
1/8/2026	010826ach	Frontier	Phone and Internet 12/15-1/14/26		270.05	294,865.23
1/8/2026	010826ach2	Frontier	Phone and Internet 12/15-1/14/26		150.99	294,714.24
1/9/2026			Deposit	1,633.32		296,347.56
1/9/2026			Deposit	7,630.90		303,978.46
1/9/2026			Deposit	48,389.79		352,368.25
1/9/2026			Deposit	1,000.00		353,368.25
1/11/2026	5137	RedTree Landscape Systems	Irrigation Repairs-need board approval		891.00	352,477.25
1/11/2026	5138	Cooper Pools Inc	Pool repair/maint		2,075.00	350,402.25
1/11/2026	5139	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		750.00	349,652.25
1/12/2026	5141	RedTree Landscape Systems	Irrigation repairs		1,000.00	348,652.25
1/12/2026	5142	Haven Management Solutions	Payrol Billing 12/28/25-1/10/26		4,606.25	344,046.00
1/13/2026	011326ach	Coastal Waste & Recycling, Inc.	WASTE COLLECTION		120.24	343,925.76
1/16/2026	011626ach	Engage PEO	BOS 1-5-26		757.10	343,168.66
1/16/2026	76	William Pellan	BOS MTG 1-5-26		184.70	342,983.96
1/16/2026	77	Darrell Thompson	BOS 1-5-26		184.70	342,799.26
1/19/2026	5143	RedTree Landscape Systems	Irrigation repairs		220.15	342,579.11
1/22/2026	5147	RedTree Landscape Systems	Irrigation repairs		496.85	342,082.26
1/22/2026	5148	RedTree Landscape Systems	Irrigation repairs		237.55	341,844.71
1/22/2026	5149	Turner Pest Control LLC	pest control		104.50	341,740.21
1/22/2026	5150	Cooper Pools Inc	Pool repair/maint		2,860.00	338,880.21
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		2,213.49	336,666.72
1/23/2026	012326ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		219.78	336,446.94
1/28/2026	5152	Haven Management Solutions	Payrol Billing 1/11-1/24/26		4,698.75	331,748.19
1/29/2026	5153	Kutak Rock LLP	Gen prof Legal svc		1,716.48	330,031.71
1/29/2026	5154	RedTree Landscape Systems	Irrigation repairs		130.00	329,901.71
1/29/2026	5155	GHS LLC	Aquatic Maintenance.		2,460.00	327,441.71
1/30/2026	5156	US Bank	Series 2014A & A2 Trustee fees		4,256.13	323,185.58
1/31/2026				58,654.01	48,054.96	323,185.58
2/1/2026	5157	Haven Management Solutions	District Managemen Svc Feb		3,583.34	319,602.24
2/2/2026	5158	RedTree Landscape Systems	Landscape Maint		14,085.25	305,516.99
2/2/2026	020226ach	Duke Energy	Summary Bill 12/2-1/2/26		13,876.21	291,640.78
2/3/2026	5161	Cooper Pools Inc	Pool Maintenance		3,200.00	288,440.78
2/6/2026	5162	Kutak Rock LLP	General prof Legal services.		2,150.00	286,290.78
2/6/2026	5163	Kutak Rock LLP	General prof Legal services.		5,275.50	281,015.28
2/6/2026			Deposit	500.00		281,515.28
2/9/2026	020926ach	Frontier	Phone and Internet		266.50	281,248.78
2/9/2026	020926ach2	Frontier	Phone and Internet		150.99	281,097.79
2/9/2026	5164	DCSI, Inc " Security & Sound"	Camera/DVR Service,		145.00	280,952.79
2/10/2026	5167	Haven Management Solutions	PR Billing 1/25-2/7/26		4,644.05	276,308.74
2/10/2026		Anchor Stone Management LLC		10,000.00		286,308.74
2/11/2026			Deposit	15,750.70		302,059.44
2/13/2026	021326ach	Engage PEO	BOS 2-5-26		757.10	301,302.34
2/13/2026	78	William Pellan	BOS MTG 2-5-26		184.70	301,117.64

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/13/2026		79 Darrell Thompson	BOS 2-5-26		184.70	300,932.94
2/17/2026	021726ach	Florida Department of Revenue	sales tax jan 2026		58.50	300,874.44
2/20/2026	022026ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	300,710.94
2/23/2026		5168 W.C. Sherrill and Company LLC	Surveying		150.00	300,560.94
2/23/2026		5169 RedTree Landscape Systems	tree removal		400.00	300,160.94
2/23/2026		5170 Turner Pest Control LLC	pest control		104.50	300,056.44
2/23/2026	022326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		977.97	299,078.47
2/24/2026		5171 Haven Management Solutions	Payrol Billing 2/8-2/21/26		4,668.75	294,409.72
2/25/2026		5172 US Bank	Series 2016 Trustee Fees		4,756.13	289,653.59
2/26/2026	022626ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	289,533.35
2/28/2026				26,250.70	59,902.93	289,533.35
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
4/1/2026		5195 Haven Management Solutions	District Management Services - April		3,583.34	199,071.83
4/2/2026		5196 Cooper Pools Inc	Pool Maintenance		3,200.00	195,871.83
4/2/2026	4/2/2026	Duke Energy	Summary Bill		12,008.18	183,863.65
4/3/2026	4/22/2026	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		191.64	183,672.01
4/7/2026		5198 GHS LLC	Aquatic Maintenance.		2,460.00	181,212.01
4/7/2026		5199 W.C. Sherrill and Company LLC	Surveying		950.00	180,262.01
4/7/2026		5200 RedTree Landscape Systems	Landscape Maint		14,085.25	166,176.76
4/7/2026		5201 RedTree Landscape Systems	tree work		4,125.00	162,051.76
4/8/2026		5197 Haven Management Solutions	Payroll Billing 3/22-4/4/26		4,768.75	157,283.01
4/8/2026			Funds Transfer		1,000.00	156,283.01
4/9/2026			Deposit	97.73		156,380.74

**Long Lake Ranch CDD
Check Register
FY2026**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
4/9/2026			Deposit	7,723.94		164,104.68
4/9/2026			Deposit	29,016.36		193,121.04
4/9/2026	4/9/2026	Frontier	Phone and Internet		288.48	192,832.56
4/9/2026	4/9/2026	Frontier	Phone and Internet		150.99	192,681.57
4/12/2026		5203 Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2014 May 1 2026 Payment		309,801.37	(117,119.80)
4/12/2026		5204 Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2015 May 1 2026 Payment		229,940.66	(347,060.46)
4/12/2026		5205 Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2016 May 1 2026 Payment		187,411.31	(534,471.77)
4/12/2026			Funds Transfer	727,153.34		192,681.57
4/13/2026	4/13/2026	Engage PEO	BOS 4-2-26		757.10	191,924.47
4/13/2026		83 Darrell Thompson	BOS 4-2-26		184.70	191,739.77
4/17/2026	041726ACH	Cooper Pools Inc	Deposit-Pool Resurfacing		1,422.50	190,317.27
4/20/2026	042026ach	Florida Department of Revenue	sales tax april 2026		31.69	190,285.58
4/21/2026		5208 Haven Management Solutions			4,901.25	185,384.33
4/22/2026			Funds Transfer	100,000.00		285,384.33
4/22/2026	4/22/2026	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		706.53	284,677.80
4/23/2026		5209 DCSI, Inc " Security & Sound"	Camera/DVR Service,		815.00	283,862.80
4/26/2026	042626ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		123.36	283,739.44
4/27/2026		5210 W.C. Sherrill and Company LLC	boundary lines		1,050.00	282,689.44
4/29/2026		5211 Cooper Pools Inc	remodeling/resurfacing		1,000.00	281,689.44
4/30/2026				863,991.37	784,957.10	281,689.44

EXHIBIT 13

RETURN TO AGENDA

Long Lake Ranch CDD Transactions by Account As of April 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							202,655.17
Bill Pmt -Ch...	04/01/2026	5195	Haven Management ...	District Mgt April		3,583.34	199,071.83
Bill Pmt -Ch...	04/02/2026	5196	Cooper Pools Inc	Pool Maintenance		3,200.00	195,871.83
Bill Pmt -Ch...	04/02/2026	4/2/26	Duke Energy	Summary Bill		12,008.18	183,863.65
Bill Pmt -Ch...	04/03/2026	4/22/26	Pasco County Utilitie...	18981 Long lake ranch		191.64	183,672.01
Bill Pmt -Ch...	04/07/2026	5198	GHS LLC	Aquatic Maintenance.		2,460.00	181,212.01
Bill Pmt -Ch...	04/07/2026	5199	W.C. Sherrill and Co...	Surveying		950.00	180,262.01
Bill Pmt -Ch...	04/07/2026	5200	RedTree Landscape ...	Landscape Maint		14,085.25	166,176.76
Bill Pmt -Ch...	04/07/2026	5201	RedTree Landscape ...	tree work		4,125.00	162,051.76
Bill Pmt -Ch...	04/08/2026	5197	Haven Management ...	Payroll Billing 3/22-4/4/26		4,768.75	157,283.01
Transfer	04/08/2026			Funds Transfer		1,000.00	156,283.01
Deposit	04/09/2026			Deposit	97.73		156,380.74
Deposit	04/09/2026			Deposit	7,723.94		164,104.68
Deposit	04/09/2026			Deposit	29,016.36		193,121.04
Bill Pmt -Ch...	04/09/2026	4/9/26	Frontier	Phone and Internet		288.48	192,832.56
Bill Pmt -Ch...	04/09/2026	4/9/26	Frontier	Phone and Internet		150.99	192,681.57
Bill Pmt -Ch...	04/12/2026	5203	Long Lake Ranch C...	Funds for DS Series 2014 ...		309,801.37	-117,119.80
Bill Pmt -Ch...	04/12/2026	5204	Long Lake Ranch C...	Funds for DS Series 2015 ...		229,940.66	-347,060.46
Bill Pmt -Ch...	04/12/2026	5205	Long Lake Ranch C...	Funds for DS Series 2016 ...		187,411.31	-534,471.77
Transfer	04/12/2026			Funds Transfer	727,153.34		192,681.57
Bill Pmt -Ch...	04/13/2026	4/13/26	Engage PEO	BOS 4-2-26		757.10	191,924.47
Bill Pmt -Ch...	04/13/2026	83	Darrell Thompson	BOS 4-2-26		184.70	191,739.77
Bill Pmt -Ch...	04/17/2026	04172...	Cooper Pools Inc	Deposit-Pool Resurfacing		1,422.50	190,317.27
Bill Pmt -Ch...	04/20/2026	04202...	Florida Department o...	sales tax april 2026		31.69	190,285.58
Bill Pmt -Ch...	04/21/2026	5208	Haven Management ...			4,901.25	185,384.33
Transfer	04/22/2026			Funds Transfer	100,000.00		285,384.33
Bill Pmt -Ch...	04/22/2026	4/22/26	Pasco County Utilitie...	0 COMMUNITY CENTER		706.53	284,677.80
Bill Pmt -Ch...	04/23/2026	5209	DCSI, Inc " Security ...	Camera/DVR Service,		815.00	283,862.80
Bill Pmt -Ch...	04/26/2026	04262...	Coastal Waste & Re...	Reference: MONTHLY - W...		123.36	283,739.44
Bill Pmt -Ch...	04/27/2026	5210	W.C. Sherrill and Co...	boundary lines		1,050.00	282,689.44
Bill Pmt -Ch...	04/29/2026	5211	Cooper Pools Inc	remodeling/resurfacing		1,000.00	281,689.44
Total 1. General Fund					863,991.37	784,957.10	281,689.44
TOTAL					863,991.37	784,957.10	281,689.44

INVOICE

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

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



Cleaning Commercial Acct:Haven Management Solutions:Long Lake Ranch CDD

Bill to

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

Ship to

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

Invoice details

Invoice no.: 2026-1307
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

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

Total **\$3,200.00**

Ways to pay



[View and pay](#)



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Help managing your account (not applicable for all customers)

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For hearing impaired TDD/TTY 711
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Call 800.432.4770 or 811

Check utility rates

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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	272.90
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,634.61
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,174.24
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	302.60
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	30.80
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	196.01
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	3,154.55
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	32.39
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,299.17
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	506.70
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	387.47



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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	349.92
	Total Charges	\$12,008.18



Billing details

Account Information	Billing Details	Amounts	
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 4513470	Energy Charge 5.45	
	Bill Period: Feb 03 - Mar 02	Fuel Charge 2.52	
	Present Read: 3303	Asset Securitization Charge 0.11	
Previous Read: 3246	Minimum Bill Adjustment 4.00		
Billed Usage: 57			
Billed kWh 57.000			
	Regulatory Assessment Fee 0.03		\$0.80
	Gross Receipts Tax 0.77		
	Total	\$30.80	
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$229.53
	Meter Number: 1049037	Energy Charge 142.72	
	Bill Period: Feb 03 - Mar 02	Fuel Charge 65.98	
	Present Read: 108504	Asset Securitization Charge 2.91	
Previous Read: 107012			
Billed Usage: 1492			
Billed kWh 1492.000			
	Regulatory Assessment Fee 0.20		\$6.09
	Gross Receipts Tax 5.89		
	Total	\$235.62	
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 8246384	Energy Charge 4.59	
	Bill Period: Feb 03 - Mar 02	Fuel Charge 2.12	
	Present Read: 2271	Asset Securitization Charge 0.09	
Previous Read: 2223	Minimum Bill Adjustment 5.28		
Billed Usage: 48			
Billed kWh 48.000			
	Regulatory Assessment Fee 0.03		\$0.80
	Gross Receipts Tax 0.77		
	Total	\$30.80	
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 3410166	Energy Charge 1.63	
	Bill Period: Feb 03 - Mar 02	Fuel Charge 0.75	
	Present Read: 1735	Asset Securitization Charge 0.03	
Previous Read: 1718	Minimum Bill Adjustment 9.67		
Billed Usage: 17			
Billed kWh 17.000			
	Regulatory Assessment Fee 0.03		\$0.80
	Gross Receipts Tax 0.77		
	Total	\$30.80	
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 4463323	Energy Charge 2.49	
	Bill Period: Feb 03 - Mar 02	Fuel Charge 1.15	



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	1142	Asset Securitization Charge	0.05
	Previous Read:	1116	Minimum Bill Adjustment	8.39
	Billed Usage:	26		
	Billed kWh	26.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number:	915209	Energy Charge	6.89
	Bill Period:	Feb 03 - Mar 02	Fuel Charge	3.18
	Present Read:	2860	Asset Securitization Charge	0.14
	Previous Read:	2788	Minimum Bill Adjustment	1.87
	Billed Usage:	72		
	Billed kWh	72.000		
			Regulatory Assessment Fee	0.03
			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
	Meter Number:	4465473	Energy Charge	167.22
	Bill Period:	Feb 03 - Mar 02	Fuel Charge	77.30
	Present Read:	114773	Asset Securitization Charge	3.41
	Previous Read:	113025		
	Billed Usage:	1748		
	Billed kWh	1748.000		
			Regulatory Assessment Fee	0.23
			Gross Receipts Tax	6.82
			Total	\$272.90
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92
	Bill Period:	Feb 03 - Mar 02	Energy Charge	92.68
			Fuel Charge	95.71
	54W MITCH LED PT CLR	38	Asset Securitization Charge	1.20
	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
			Gross Receipts Tax	4.91
			Total	\$1,634.61
	910089562682 LONG LAKE RANCH COMM DEV DIS	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge
			Energy Charge	198.93



Billing details - continued

Account Information	Billing Details			Amounts	
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Feb 03 - Mar 02	Fuel Charge	205.44	
			Asset Securitization Charge	2.57	
	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	
	50 MTCH III 3K TH	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	
		Gross Receipts Tax	10.49		
		Total		\$3,174.24	
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	8246383	Energy Charge	4.59	
	Bill Period:	Feb 03 - Mar 02	Fuel Charge	2.12	
	Present Read:	1842	Asset Securitization Charge	0.09	
	Previous Read:	1794	Minimum Bill Adjustment	5.28	
	Billed Usage:	48			
	Billed kWh	48.000			
		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	\$294.78
	Meter Number:	1049785	Energy Charge	186.73	
	Bill Period:	Feb 03 - Mar 02	Fuel Charge	86.32	
	Present Read:	127964	Asset Securitization Charge	3.81	
	Previous Read:	126012			
	Billed Usage:	1952			
	Billed kWh	1952.000			
		Regulatory Assessment Fee	0.26	\$7.82	
		Gross Receipts Tax	7.56		



Billing details - continued

Account Information	Billing Details		Amounts
		Total	\$302.60
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 4451364	Minimum Bill Adjustment	12.08
	Bill Period: Feb 03 - Mar 02		
	Present Read: 109522		
	Previous Read: 109522		
	Billed Usage: 0		
	Billed kWh: 0.000		
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 2778290	Energy Charge	116.69
	Bill Period: Feb 03 - Mar 02	Fuel Charge	53.95
	Present Read: 138164	Asset Securitization Charge	2.38
	Previous Read: 136944		
	Billed Usage: 1220		
	Billed kWh: 1220.000		
		Regulatory Assessment Fee	0.17
		Gross Receipts Tax	4.90
		Total	\$196.01
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 8263689	Energy Charge	5.16
	Bill Period: Feb 03 - Mar 02	Fuel Charge	2.39
	Present Read: 2154	Asset Securitization Charge	0.11
	Previous Read: 2100	Minimum Bill Adjustment	4.42
	Billed Usage: 54		
	Billed kWh: 54.000		
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
	Meter Number: 8246382	Energy Charge	4.97
	Bill Period: Feb 03 - Mar 02	Fuel Charge	2.30
	Present Read: 2232	Asset Securitization Charge	0.10
	Previous Read: 2180	Minimum Bill Adjustment	4.71
	Billed Usage: 52		
	Billed kWh: 52.000		
		Regulatory Assessment Fee	0.03
		Gross Receipts Tax	0.77
		Total	\$30.80
910089458097 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)	Customer Charge	17.92
		Energy Charge	3.34



Billing details - continued

Account Information	Billing Details			Amounts	
2137 SERENOA DR LUTZ FL 33558	Meter Number:	4470114	Fuel Charge	1.55	
	Bill Period:	Feb 03 - Mar 02	Asset Securitization Charge	0.07	
	Present Read:	2037	Minimum Bill Adjustment	7.12	
	Previous Read:	2002			
	Billed Usage:	35			
	Billed kWh	35.000			
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$30.00
	Meter Number:	4522761	Energy Charge	3.64	
	Bill Period:	Feb 03 - Mar 02	Fuel Charge	1.68	
	Present Read:	1876	Asset Securitization Charge	0.07	
	Previous Read:	1838	Minimum Bill Adjustment	6.69	
	Billed Usage:	38			
	Billed kWh	38.000			
			Regulatory Assessment Fee	0.03	\$0.80
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	\$3,142.42
	Bill Period:	Feb 03 - Mar 02	Energy Charge	177.87	
	50 OTRAD BLK III 3K	17	Fuel Charge	183.68	
	54W MITCH LED PT CLR	57	Asset Securitization Charge	2.29	
	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	
		Gross Receipts Tax	9.39		
		Total		\$3,154.55	
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	\$31.55
	Meter Number:	4465449	Energy Charge	9.19	
	Bill Period:	Feb 03 - Mar 02	Fuel Charge	4.25	
	Present Read:	5838	Asset Securitization Charge	0.19	
	Previous Read:	5742			



Billing details - continued

Account Information	Billing Details	Amounts	
	Billed Usage: 96 Billed kWh: 96.000		
	Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.81	\$0.84	
	Total	\$32.39	
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: Feb 03 - Mar 02 Present Read: 553535 Previous Read: 544738 Billed Usage: 8797 Billed kWh: 8797.000	Customer Charge 17.92 Energy Charge 841.52 Fuel Charge 389.00 Asset Securitization Charge 17.15	\$1,265.59
	Regulatory Assessment Fee 1.10 Gross Receipts Tax 32.48	\$33.58	
	Total	\$1,299.17	
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: Feb 03 - Mar 02 Present Read: 2078 Previous Read: 2031 Billed Usage: 47 Billed kWh: 47.000	Customer Charge 17.92 Energy Charge 4.50 Fuel Charge 2.08 Asset Securitization Charge 0.09 Minimum Bill Adjustment 5.41	\$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: Feb 03 - Mar 02 Present Read: 380591 Previous Read: 377237 Billed Usage: 3354 Billed kWh: 3354.000	Customer Charge 17.92 Energy Charge 320.83 Fuel Charge 148.31 Asset Securitization Charge 6.54	\$493.60
	Regulatory Assessment Fee 0.43 Gross Receipts Tax 12.67	\$13.10	
	Total	\$506.70	
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: Feb 03 - Mar 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	242.49
	Bill Period: Feb 03 - Mar 02		Fuel Charge	112.10
	Present Read: 336979		Asset Securitization Charge	4.94
	Previous Read: 334444			
	Billed Usage: 2535			
	Billed kWh 2535.000			
			Regulatory Assessment Fee	0.33
			Gross Receipts Tax	9.69
			Total	\$387.47
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	4.79
	Bill Period: Feb 03 - Mar 02		Fuel Charge	2.21
	Present Read: 1803		Asset Securitization Charge	0.10
	Previous Read: 1753		Minimum Bill Adjustment	4.98
	Billed Usage: 50			
	Billed kWh 50.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92
	Meter Number: 2776049		Energy Charge	0.28
	Bill Period: Feb 03 - Mar 02		Fuel Charge	0.13
	Present Read: 3		Asset Securitization Charge	0.01
	Previous Read: 0		Minimum Bill Adjustment	11.66
	Billed Usage: 3			
	Billed kWh 3.000			
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92
	Bill Period: Feb 03 - Mar 02		Energy Charge	20.52
	SV FLAGLER ACR 9500L	490	Fuel Charge	21.19
			Asset Securitization Charge	0.26
			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
			Total	\$349.92
			Total Amount Due	\$12,008.18



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: 24240272

Billing Date: 4/1/2026

Billing Period: 2/12/2026 to 3/16/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	2/12/2026	458	3/16/2026	463	32	5

Usage History

Month	Usage
March 2026	5
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

Transactions

Previous Bill	172.88
Payment 03/20/26	-172.88 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	5.0 Thousand Gals X \$2.18 = 10.90
Sewer	
Sewer Base Charge	103.45
Sewer Charges	5.0 Thousand Gals X \$7.20 = 36.00
Total Current Transactions	191.64
TOTAL BALANCE DUE	\$191.64

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 191.64

Total Balance Due	\$191.64
Due Date	4/20/2026

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

**The Total Due will be electronically
 transferred on 04/20/2026.**

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



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

Invoice

Date: 4/7/2026
 Invoice #: 2026-276

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213;2026

P.O. #:

Due Date	Service Date:
4/7/2026	March 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	25.00%	2,460.00

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



W.C. SHERRILL AND COMPANY LLC
 SURVEYING · MAPPING · CONSULTING
 P.O. Box 203, Odessa, FL 33556
 Phone: 813.345.4270

Invoice

Date	Invoice #
4/6/2026	34758

Bill To

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

Project/Job No.	Terms
26.03.173	Due on receipt

Description	Amount
18968 Nightshade Drive, Lutz Part Of Parcel No: 27.26.18.0060.02700.0010 Section 27, Township 26 South, Range 18 East Pasco County, Florida Specific Purpose Boundary Survey (A Portion Of Tract B-3)	950.00

Thank you for your business.	Total \$950.00
1.5% per month charge on invoices over 30 days. Subject to lien prior to 90 days.	Payments/Credits \$0.00
	Balance Due \$950.00

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
+18887338799
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 33660



BILL TO

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

DATE 04/01/2026	PLEASE PAY \$14,085.25	DUE DATE 04/01/2026
---------------------------	----------------------------------	-------------------------------

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

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

TOTAL DUE **\$14,085.25**

THANK YOU.

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
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.: 33645
Terms: Net 45
Invoice date: 03/31/2026
Due date: 05/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	BASKETBALL COURT Tree Removal and Stump Grinding from Approved Proposal. Scope of Work: *Removal and stump grinding of (12) trees. *Includes all labor, hauling, and dumping fees.			
2.		Sales	Tree Removal	1	\$2,062.50	\$2,062.50
3.		Sales	Stump Grinding	1	\$2,062.50	\$2,062.50
					Total	\$4,125.00

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

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

Billing Date:
Mar 15, 2026
Billing Period:
Mar 15 - Apr 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	\$288.48
Payment received by Mar 15, thank you	-\$288.48

Service summary

	Previous month	Current month
 Bundle	\$263.46	\$263.46
Taxes and Fees	\$25.02	\$25.02
Total services	\$288.48	\$288.48
Total balance		\$288.48

Total balance
\$288.48
Auto Pay is scheduled
Apr 08



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

6790 0107 DY RP 15 03162026 NNNNNN 01 999841

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

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

3720008134064423061521000000000000000288485

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

Billing Date:
Mar 15, 2026

PIN:
8336

Billing Period:
Mar 15 - Apr 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:

813-406-4423-061521-5

Billing Date:

Mar 15, 2026

PIN:

8336

Billing Period:

Mar 15 - Apr 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

03.15-04.14	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

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

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.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

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

Billing Date:
Mar 15, 2026

PIN:
8336

Billing Period:
Mar 15 - Apr 14, 2026

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Feb 15	5:09A	1.0	DD	WH PLAINS NY 914-879-3865	\$0.00	U
2	Feb 21	4:22A	1.0	DD	JERSEYCITY NJ 201-388-4816	\$0.00	U
3	Mar 09	10:10A	1.0	DD	VIDALIA GA 912-293-4120	\$0.00	U
4	Mar 13	4:06A	1.0	DD	SALT LAKE UT 801-401-9000	\$0.00	U
5	Mar 14	6:51A	3.0	DD	MT CLEMENS MI 586-615-7401	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	5	7	\$0.00
Total	5	7	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	5	7	\$0.00
Total	5	7	\$0.00



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

Billing Date:
Mar 15, 2026
Billing Period:
Mar 15 - Apr 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
Apr 08

Bill history

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

Service summary

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

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

6790 0107 DY RP 15 03162026 NNNNNN 01 999840

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

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

75200581394960280615210000000000000000150995



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

Billing Date:
Mar 15, 2026

PIN:
8323

Billing Period:
Mar 15 - Apr 14, 2026

WAYS TO PAY YOUR BILL



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



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

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

Billing Date:
Mar 15, 2026

PIN:
8323

Billing Period:
Mar 15 - Apr 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

03.15-04.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00

Internet Total **\$150.99**

Total current month charges **\$150.99**

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INTERNET**

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





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

PIN:
8323

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





Invoice **124231**

Date **04/13/2026**

Pay Period Ending **04/30/2026**
Control Number **637-20264**

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 **XXXXXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment



Payroll Register

Long Lake Ranch CDD

Payroll # 20264 | Pay Date 04/13/2026 - Sorted by Department by Employee Name

Smith Jr, George E

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

Tax Filing Info

TYPE	STATUS	ADD'L
Federal FL	SS-0	

Direct Deposit

ACCOUNT NO	TRAN/ABA	CHK/SAV	\$/%
#####3649	#####	C	Balance

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	4.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000360	1460817	0.00	184.70	
U\$	200.00	200.00	200.00	800.00	FICA - MEDICARE	2.90	2.90	2.90	11.60	Paid Time Off				
Totals U	1.00	1.00	1.00	4.00	FICA - OASDI	12.40	12.40	12.40	49.60	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
U\$	200.00	200.00	200.00	800.00	Total Deductions	15.30	15.30	15.30	61.20	Total PTO	0.00	0.00	0.00	0.00
Net Totals	184.70	184.70	184.70	738.80										

Thompson, Darrell

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

Tax Filing Info

TYPE	STATUS	ADD'L
Federal FL	MJ-0	

Direct Deposit

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

Earnings

Deductions

Disbursements

TYPE	CURRENT	MTD	QTD	YTD	TYPE	CURRENT	MTD	QTD	YTD	VOUCHER NO	CHECK NO	CHK AMOUNT	DD AMOUNT	
SALARY U	1.00	1.00	1.00	4.00	FEDERAL INCOME T	0.00	0.00	0.00	0.00	000361	83	184.70	0.00	
U\$	200.00	200.00	200.00	800.00	FICA - MEDICARE	2.90	2.90	2.90	11.60	Paid Time Off				
Totals U	1.00	1.00	1.00	4.00	FICA - OASDI	12.40	12.40	12.40	49.60	DESCRIPTION	CARRYFWD	ACCRUED	USED	BALANCE
U\$	200.00	200.00	200.00	800.00	Total Deductions	15.30	15.30	15.30	61.20	Total PTO	0.00	0.00	0.00	0.00
Net Totals	184.70	184.70	184.70	738.80										



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/16/2026	\$1,422.50	04/16/2026

INVOICE NO. 684 - DEPOSIT

Order No.:
Quote No.: 774
Job No.: 1252
Site Address: 19037 Long Lake Ranch
Boulevard
Lutz FL 33558

Install main drain and repair surface

Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Main Drain Replacement	1.00	\$995.00	\$995.00
Repair pool surface (2 smaller holes in surface around water feature)	2.00	\$550.00	\$1,100.00
Repair pool surface (large hole in surface around water feature)	1.00	\$750.00	\$750.00
Sub-Total ex Tax			\$2,845.00
Tax			\$0.00
Total			\$2,845.00
Deposit Amount (50.00%)			\$1,422.50
Amount Remaining (50.00%)			\$1,422.50

Sub-Total ex Tax	\$1,422.50
Tax	\$0.00
Total inc Tax	\$1,422.50
Amount Applied	\$0.00
Balance Due	\$1,422.50

How To Pay



Credit Card (MasterCard or Visa)

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



Direct Deposit

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

INVOICE NO. 684

DUE DATE: 05/16/2026 **AMOUNT DUE:** \$1,422.50



Cooper Pools

844-766-5256

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/16/2026	\$1,422.50	04/16/2026

INVOICE NO. 684 - DEPOSIT

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Remodeling / Resurfacing Income	\$2,845.00	50.00	\$1,422.50	50.00	\$1,422.50
Total	\$2,845.00	50.00	\$1,422.50	50.00	\$1,422.50

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
04/16/2026	684	\$1,422.50	\$0.00	\$1,422.50
Total		\$1,422.50	\$0.00	\$1,422.50

Contract Summary	
Claim to Date	\$1,422.50
Remaining Claim Balance	\$1,422.50

Payment Confirmation

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

Transaction Information

Confirmation#	920002088864	Submitted Date	Sunday, 04/19/2026
Status	IN PROCESS	Submitted Time	11:12 PM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	Debit Date	Tuesday, 04/21/2026
Document Type	DR-15	Filing Period End Date	06/30/2026
Amount Paid	\$31.69		
Payment Amount	\$31.69		
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	06/30/2026	\$31.69

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
4/21/2026	42

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 4/5-4/18/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 4/5-4/18/26 32 hrs @ 25/Hr	800.00	800.00
	Facility Attendant 4/5-4/18/26 33 hrs @ 25/Hr	825.00	825.00
	Management Fee	41.55	41.55
	Credit		-92.50
		Total	\$4,901.25



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: 24240267

Billing Date: 4/1/2026

Billing Period: 2/12/2026 to 3/16/2026

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	2/12/2026	27937	3/16/2026	28046	32	109

Usage History

	Water	Irrigation
March 2026		109
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

Transactions

Previous Bill	1,167.93
Payment 03/20/26	-1,167.93 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	34.0 Thousand Gals X \$9.36 318.24
Total Current Transactions	706.53
TOTAL BALANCE DUE	\$706.53

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account # 0928090
 Customer # 01307800
 Balance Forward 0.00
 Current Transactions 706.53

Total Balance Due	\$706.53
Due Date	4/20/2026

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

**The Total Due will be electronically
 transferred on 04/20/2026.**

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



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

Invoice

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35091	04/23/2026	\$815.00	05/08/2026	Net 15	

P.O. NUMBER
11318

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/07/2026	Service:Reg. Reason for call: 1. Drop off 100 access cards. 2. Network new router at Foxtail. 3. Check cameras down at playground pavilion. Tech notes: 1. Dropped off 100 access cards. 2. Programmed static IP settings in the Foxtail router and networked 8 cameras and the access control panel to connect to the main clubhouse. 3. Found the main clubhouse network was not communicating with the pavilion network. Reset both networks and tested. All cameras are back up and the access control panels are communicating. Systems OK.	2	145.00	290.00
04/07/2026	Access Control Cards 2000PGGMV HID iClass Access Cards Card #'s: 4200-4299 FC: 101	100	5.25	525.00

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

SUBTOTAL	815.00
TAX (0.075)	0.00
TOTAL	815.00
BALANCE DUE	\$815.00

INVOICE

COASTAL WASTE & RECYCLING - SW
 4950 COMMUNICATION AVE
 STE 920
 BOCA RATON, FL 33431

INVOICE NO.	0001912568
PAGE	1
DATE	Apr-30-26
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	

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

AMOUNT DUE	\$0.00
AMOUNT PAID	

Paid

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
10 - Apr	Payment on Invoice 0001741596	*****3902:50154567 (4)	PRE AUTH CHECK		\$123.36
08 - May	Payment on Invoice 0001912568 (0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 FEL MSW 1 - 6YD	*****3902:50423546 (4)	PRE AUTH CHECK		\$123.36
30 - Apr	MONTHLY - WASTE COLLECTION May 01/26 - May 31/26		\$103.840	1.00	\$103.84
30 - Apr	ADMIN FEE - MONTHLY May 01/26 - May 31/26		\$3.950	1.00	\$3.95
30 - Apr	RECOVERY FEE				\$15.57

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$0.00	\$0.00	\$0.00	\$0.00

TOTAL INVOICE	\$123.36
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Payments made by credit card or debit card are subject to a 2.55% service fee

DON'T PAY THIS AMOUNT	\$0.00
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INVOICE NO.	0001912568
PAGE	1
DATE	Apr-30-26
CUSTOMER NO.	16948
SITE NO.	0
REFERENCE	



W.C. SHERRILL AND COMPANY LLC

SURVEYING · MAPPING · CONSULTING

P.O. Box 203, Odessa, FL 33556

Phone: 813.345.4270

Invoice

Date	Invoice #
4/23/2026	34879

Bill To

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

Project/Job No.	Terms
26.04.79	Due on receipt

Description	Amount
18968 Nightshade Drive, Lutz Part Of Parcel No: 27.26.18.0060.0B300.0000 Section 27, Township 26 South, Range 18 East Pasco County, Florida Specific Purpose Boundary Survey And Set Lathe, Iron Rods & Paint Ground Every 25' +/- Along Boundary Lines (A Portion Of Tract B-3)	1,050.00

Thank you for your business.	Total \$1,050.00
1.5% per month charge on invoices over 30 days. Subject to lien prior to 90 days.	Payments/Credits \$0.00
	Balance Due \$1,050.00



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools

844-766-5256

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/29/2026	\$1,000.00	04/29/2026

INVOICE NO. 722

Order No.:
Quote No.: 849
Job No.: 1288
Site Address: 19037 Long Lake Ranch
Boulevard
Lutz FL 33558

10 Additional Voids found during main drain replacement and surface repair

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			\$1,000.00

Sub-Total ex Tax	\$1,000.00
Tax	\$0.00
Total inc Tax	\$1,000.00
Amount Applied	\$0.00
Balance Due	\$1,000.00

How To Pay



Credit Card (MasterCard or Visa)

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



Direct Deposit

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

INVOICE NO. 722

DUE DATE: 05/29/2026 **AMOUNT DUE:** \$1,000.00

EXHIBIT 14

RETURN TO AGENDA

**MINUTES OF 05/07/2026 REGULAR MEETING
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District was held Thursday, May 07, 2026, at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Zoom conference.

I. Call to Order / Roll Call

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

- Heidi Clawson Board of Supervisors, Chair
- William Pellan Board of Supervisors, Vice Chairman
- John Twomey..... Board of Supervisors, Assistant Secretary
- Darrell Thompson..... Board of Supervisors, Assistant Secretary
- George Smith, Jr. Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault District Management, Haven Management Solutions
- William York..... Amenity Manager, Haven Management Solutions
- Sarah Sandy Counsel, Kutak Rock LLP
- Greg WoodcockDistrict Project Manager, Stantec
- Chuck Burnett..... GHS Environmental Aquatic Maintenance
- Bob Bowling..... Cooper Pools
- Michael ChassCooper Pools, Project Manager
- Jacob Bartlett..... RedTree

Opening Remarks and Attendance Notes

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

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

Jacob Bartlett at 5416 Seattle Slew Dr noted he was a contractor there to clarify the proposals for the well system repairs and answer any questions.

Richard Danaie at 1248 Multiflora Loop noted he was there to hear the vote for the replacement of the trees at the common area. Ms. Thibault advised that the item had already been voted on at the last meeting.

An audience member remarked that once the Board started surveying easement properties, they found certain violations within those easements. He suggested surveying all of the easements to make sure residents were within the boundaries of their property lines.

Maria Botinas at 1544 Feather Grass Loop asked if the pool repairs could be pushed back to early August when the kids go back to school. Supervisor Twomey informed her that they had been advised that more damage would occur if they didn't fix the pool as soon as possible. Ms. Botinas asked if more chairs, tables, shade, and working Wi-Fi could be provided at the Foxtail pool, as they would have to go there instead. Supervisor Pellan noted that the Board would have also preferred to close the pool for repairs in the winter months.

46 Rene Langston at 2196 Zamia Loop shared her concerns regarding communication about her fence, and the
47 complaints she had received.

48 **III. Supervisor Comments**

49 Supervisor Twomey noted to Mr. York that the northern light on Long Lake Ranch Boulevard and Sunlake was out.
50 Mr. York noted that the 2 lights on Sunlake had later turn-on times. Supervisor Twomey noted that due to the length of
51 the agenda, his responses were going to be mostly “yes” or “no” as he did not wish to spend a lot of time debating.
52 Supervisor Smith stated that he would share his comments later if time allowed it. Chairwoman Clawson noted that she
53 had comments as well. Supervisor Thompson remarked that a Primrose resident had requested access to CDD property
54 so her home could receive gas from Sunlake Boulevard gas. He noted that per the Board’s discussion, for the reason they
55 approved it for this resident, they would have to approve it for others to ensure all residents receive fair and equal
56 treatment. He asked Ms. Sandy if the CDD has an obligation to approve CDD trees by Sunlake Boulevard. Supervisor
57 Smith advised that they had the damaged and diseased trees replaced. He noted that the Board didn’t want to spend funds
58 on Long Lake Boulevard but would rather spend it on things inside the community. Ms. Sandy advised that each proposal
59 needed to be evaluated by the individual facts of the situation, so they were not required to replace trees in one area
60 because they replaced them somewhere else.

61 **IV. Bond Refunding**

62 **1. Presentation of the Supplemental Special Assessment Methodology Report for the Special Assessment**
63 **Refunding Bonds, Series 2026**

64 John McKay presented the report, starting with a brief history and background on the 2014 bonds being refunded.
65 He noted they were issued in two series’: 2014 A1 and 2014 A2. The A2 bonds were paid off in full in November 2017.
66 The Board discussed previous payments. Mr. McKay showed the total cost to defease and redeem the series 2014 A1
67 bonds, noting that it was \$3,445,000 in outstanding principal and \$14,354. 17 in accrued interest up to the May 26th
68 redemption date. He advised that the funds available to offset that cost totaled \$5,550,930.62. Mr. McKay explained the
69 length of the bond, the interest rate, the bond par amount, and the funds available for total sources. He reported the total
70 annual debt service, collection cost, and early payment discount. Mr. McKay warned the Board of 2 possible, but unlikely,
71 events that could affect their interest rate. First, if the district were to lose the tax-exempt status the interest rate on this
72 project would be 5.7%. Second, in the event of default, it would go to 6%. He explained the allocation factors, market-
73 level annual assessments, and how the 2026 assessments would be allocated. Mr. McKay explained that this was just for
74 Phases 1 and 2 for the 2014 bond issue. Supervisor Pellan asked about the fund sources. Ms. Sandy explained that they
75 often don’t need the debt service reserve after refunding, as it is there in the event that there is a default/that there is a
76 non-payment of a larger size. She noted that it can usually cover debt service for a year and as a kind of insurance policy.
77 The Board discussed the risk and the interest. Ms. Sandy asked if the series 2026 assessments were recently and fairly
78 allocated to the lands being assessed. Mr. McKay confirmed they were. She asked if the assessed lands receive special
79 benefits that are equal to or in excess of the levy services. Mr. McKay confirmed they do.

80 **2. Consideration for Adoption Resolution 2026-07, Delegating Award Resolution**

81 Cynthia Wilhelm with Neighbors, Kevin, and Nickerson, introduced herself. She noted that her firm had been the
82 acting bond counsel to the district when the 2014 and other series bonds were issued. Ms. Wilhelm explained the purpose
83 of the award resolution, advising that it would allow them to move forward with the refunding and would authorize the
84 appointment of a verification agent.

85 **On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Adopted**
86 **Resolution 2026-07, Delegating Award Resolution for the Long Lake Ranch Community Development District.**

87 Ms. Sandy explained the interest rate that was on the original term sheet. She advised that she did think it would
88 be beneficial to the Board to move forward.

89 **3. Consideration for Adoption Resolution 2025-08, Approving the Final Terms of the 2026 Refunding**
90 **Bond Adoption of the Supplemental Special Assessment Methodology Report and Authorization of**
91 **Related Documents**

92 Ms. Sandy explained the resolution, noting that it resized the assessments that were pledged to the Series 2026 bonds.

93 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
94 Adopted Adoption Resolution 2025-08, Approving the Final Terms of the 2026 Refunding Bond Adoption of the
95 Supplemental Special Assessment Methodology Report and Authorization of Related Documents for the Long Lake
96 Ranch Community Development District.

97 **V. Professional Vendor Presentations**

98 **A. District Engineer – Stantec – Greg Woodcock**

99 Mr. Woodcock presented the ADS proposal. He noted he had reviewed 2 mitered end sections and had acquired
100 proposals from ADS regarding those as well. He suggested moving forward with a do not exceed. The Board discussed
101 previous work done by ADS, and which projects were most critical. Mr. Burnett noted that the pond at location 6 appeared
102 to need the most attention, priced at \$1,975. Mr. Woodcock explained the issues with location 3. The Board discussed
103 the other areas that needed proposals, the immediacy of the project, and the water levels.

104 **1. Consideration for Pond Bank Stabilization and Structural Erosion Repair Proposal – ADS - \$8,350 –**
105 **Pond Location 3 and 6 - \$3,425 Total**

106 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board
107 Approved the ADS Proposal of \$3,425 for Location 3 and 6 for the Long Lake Ranch Community Development District.

108

109 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
110 Approved the ADS Roseate Proposal to Fix the Roseate Mitered End Sections for \$3,000 for the Long Lake Ranch
111 Community Development District.

112 **2. Discussion on LLR Ramp Drainage Review**

113 Mr. Woodcock presented the drainage review and the proposed solutions. He noted that they had not received any
114 proposals on this yet, likely because he had not been able to send the contractors the plans for the ramp. The Board
115 discussed the surface cracking. Supervisor Pellan asked about the drain. Mr. Woodcock advised that the drain would be
116 similar to one in a pool. They discussed where the drain would discharge. The Board discussed a French drain. Mr.
117 Woodcock confirmed he would bring a proposal to the next meeting.

118 **B. Cooper Pools – Michael Chass**

119 Mr. Chass stated that they had patched the pool a few times, but he underlying issue was coming from the original
120 resurfacing. He stated that whoever did the surfacing did a faulty job and placed the surface on top of the existing surface
121 instead of tearing it off. He explained that doing so resulted in a faulty, if not non-existent, bond between surfaces. He
122 explained how the small cracks have been causing problems with the pool. He noted the issue with putting the pool
123 repairs off was safety, as the holes were getting bigger and leaving areas with sharp edges. They discussed placing a wet
124 patch, which would allow the pool to remain open, but noted that it would not hold up long under a lot of traffic and
125 would increase the district's liability the longer it remained unfixed. Ms. Thibault advised that Mr. Bowling had noted
126 that the safety liability is with children, or anyone who visits, scraping or cutting the bottoms of their feet. She reported
127 that Amanda from Manda's Minnows had informed her that a child at one of her lessons had been diving into the pool,
128 peeling patches off and bringing it up to the side of the pool. He noted the parents had been present. Mr. Chass and Mr.

129 Bowling explained the process to replace the surface of the pool, and why they believed the previous company had
130 replaced theirs poorly. They advised it would take around 4 to 6 weeks depending on weather and getting the tile around
131 the edge of the pool up to code (non-slip). They advised the commercial warranty is 5 years and should last 10 to 15
132 years. Ms. Chass detailed methods they could use to remove the surface. The Board discussed their options. Supervisor
133 Pellan asked when Cooper Pools could start, if they would take photographs of everything. They noted they could start
134 in a couple of weeks and detailed the steps to begin working on the pool. They also noted they take pictures of everything
135 and would include the project at all stages. Mr. Chass noted that the photos would reveal the previous surfacing. Ms.
136 Sandy advised that the downside of surveying a notice of a claim with the construction defect are the timing requirements
137 as they would need to give the company time to respond and decide if they would like to try and remedy it. She reported
138 that she had been advised that it would likely take 45 to 90 days between the notice being sent and when repairs could
139 begin. Mr. Chass noted that he primarily works in commercial pools. Mr. Bowling proposed possible liability expenses
140 to the Board. Ms. Sandy outlined potential costs and risks associated with legal action regarding the previous construction
141 company. Mr. Chass advised having someone else come out and look at the pools as well. Mr. Woodcock suggested a
142 company to conduct a review. Chairwoman Clawson shared her discomfort with keeping the pool open any longer. Ms.
143 Sandy advised that a lot of the Board's options depend on what an expert says. Supervisor Twomey suggested options to
144 communicate the pool shutdown with residents. Supervisor Pellan advised that the previous pool company may have
145 taken photos that would prove they did the job right. Supervisor Twomey suggested beginning the litigation process. Mr.
146 Chass advised that weather would have only sped up the issue, not directly caused it. He explained that the concrete
147 mixture depends on the temperature, and that the cold to warm fluctuations during the day could have changed the speed
148 at which the concrete delaminated, causing it to happen faster. He advised that the National Plaster Council rules that
149 every pool has to be torn down to the original concrete. Supervisor Pellan noted that starting the investigation for
150 litigation could also push the project back. Mr. Woodcock noted that he would discuss it with GB Collins. Ms. Thibault
151 noted that they would not close the bathrooms. Cooper Pools confirmed they could have informational materials for the
152 residents to Ms. Thibault by the end of the next day. The Board agreed to close the pool the next day as well. Supervisor
153 Thompson posed a question to the Board about why the pool had remained open.

154 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Agreed
155 to Close the Pool on May 8th for the Long Lake Ranch Community Development District.

156 The Board discussed the previous company's work, noting that they did not want to bring them on for this project
157 considering their work had previously been faulty.

158 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Agreed
159 to Close the Pool on May 8th for the Long Lake Ranch Community Development District.

160 Mr. Woodcock suggested moving forward with a do-not-exceed amount of \$5,000.

161 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Agreed
162 to a NTE of \$5,000 with GB Collins to Conduct a Condition Analysis for the Long Lake Ranch Community Development
163 District.

164 Ms. Thibault introduced the provided quotes to the Board. Supervisor Pellan suggested the Board tread lightly because
165 of increased resident scrutiny and expressed his concerns with moving forward with Cooper Pools as their only proposal.
166 Mr. Woodcock noted he had reached out to another company that said the same thing as Cooper Pools. He noted that that
167 company would be unable to start for another year and this issue needs to be addressed immediately. He explained that
168 GB Collins would not be able to take on the resurfacing project. Ms. Sandy noted that the Board could approve the pool
169 draining and survey and begin the investigation at the same time. Supervisor Twomey suggested informing the residents
170 of the impending litigation and the possible delays it may incur.

171 Supervisor Pellan asked if the proposals would cover any surprises. Mr. Chass and Mr. Bowling noted possible
172 surprises and what their quotes cover. Mr. Chass advised that he eats the cost of any small items he missed. They
173 confirmed there is a 5-year warranty on the surface and a 2-year warranty on the tile.

174 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved
175 the Cooper Pools Remodeling/Resurfacing Proposals for Quote 364 at \$68,770.80 and Quote 892 for \$50,400 for the
176 Long Lake Ranch Community Development District.

177 Ms. Sandy noted timing would have to be coordinated with the legal office. Ms. Sandy explained how the public
178 comment period at the beginning/end of the meeting works for a resident with a question.

179 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
180 Approved Kutak Rock to Authorize a Notice of Claim for the Long Lake Ranch Community Development District.

181 Supervisor Pellan noted that Supervisor Smith was absent from the motion. He asked if they would continue to charge
182 for maintenance. Mr. Bowling advised that once the pool is empty, they would not be charging for maintenance.
183 Supervisor Pellan posed hypothetical questions to Cooper Pools, which they answered.

184 **1. Ratification of Cooper Pools Proposals for Patching of 10 Additional Voids - \$1,000**

185 On a MOTION by Supervisor Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Ratified
186 the Cooper Pools Proposal to Patch 10 Additional Voids for \$1,000 for the Long Lake Ranch Community Development
187 District.

188 Supervisor Twomey left the meeting. Supervisor Smith returned to the meeting. He suggested the Board allow the
189 resident with a question to speak. The Board allowed a resident to ask Cooper Pools a question. The resident declined
190 and noted he would speak with them outside. Ms. Thibault advised as to who had been notified about the pool closures.

191 **Business Items**

192 **2. Discussion of 2196 Zamia Loop Boundary Survey**

193 Ms. Thibault presented the boundary survey and included photos. Supervisor Thompson shared his stance and made
194 several suggestions for the HOA. Supervisor Smith explained the survey process when putting up a fence. The Board
195 discussed how far the fence extends onto CDD property. Ms. Sandy outlined and explained the Board's options. The
196 Board discussed the fence's location. Supervisor Pellan expressed concern about maintaining the plants and trees around
197 the fence. Mr. Woodcock advised that the best route of action would be to have the surveyor pick up the trees. The Board
198 discussed previous encroachment agreements. Supervisor Thompson noted other incidents of encroachment that the
199 Board did not take care of, including a pit on CDD property in Primrose. Supervisor Thompson made a motion to stop
200 spending CDD money and time on Exhibit 6 and on the boundary survey issue on account of the homeowner having
201 stated he would have a crew remove the fence and repair the property through email. The other Board members and Ms.
202 Thibault noted they had not seen those emails. The motion did not receive a second and failed. Ms. Thibault confirmed
203 she would have the amenity team investigate the pig roasting pit. Supervisor Pellan advised that the Board consider
204 precedents. The Board discussed the payment for the survey. Supervisor Thompson read the email communication with
205 the resident. Ms. Thibault advised the Board of their options. Ms. Thibault clarified that the original district engineer had
206 directed the survey company to survey the CDD. The Board did not give direction to the survey company to survey the
207 residents' yard. They only gave direction for the CDD property to be surveyed. She detailed the costs involved.

208 On a MOTION by Supervisor Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Agreed to
209 Reach Out to the Resident and Have the Fence Removed from Where it Encroaches on CDD Property and to Have the
210 Plant Material on CDD Property Removed Within a 2 Week Time Period for the Long Lake Ranch Community
211 Development District.

212 **3. Discussion of 19578 Long Lake Ranch Blvd Survey Boundary**

213 Supervisor Smith and Supervisor Thompson shared their agreement with Supervisor Pellan's statements about
214 consistency. Ms. Thibault detailed the status of the fence. Supervisor Pellan reiterated his previous statement regarding
215 consistency.

216 On a MOTION by Supervisor Smith, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board Agreed
217 to Have the Fence Removed from Where it Encroaches on CDD Property for the Long Lake Ranch Community
218 Development District.

219 **C. GHS Environmental Aquatic Maintenance**

220 **1. Aquatic Maintenance Log – April 2026**

221 Mr. Burnett presented the results of the maintenance log.

222 **2. Consideration to Approve Mosquito Fish/Minnow Stocking GHS Proposal - \$4,800**

223 Mr. Burnett explained the fish stocking proposal. Chairwoman Clawson requested that an email or notice be sent to
224 the residents reminding them not to stand on the grates and that they are a catch and release district. Supervisor Pellan
225 reminded the Board of their budget for fish stocking.

226 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board
227 Approved the Mosquito Fish/Minnow Stocking GHS Proposal for \$4,800 for the Long Lake Ranch Community
228 Development District.

229 Supervisor Pellan asked about the size of the fish.

230 Mr. York reported that the pressure washing would be done by the end of the day and noted that he was looking to save
231 the Board money on the permit lights. Ms. Thibault advised that they were running under budget.

232 On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board Agreed
233 to Pay the Track Lighting Early for \$14,000 for the Long Lake Ranch Community Development District.

234 Supervisor Twomey noted they have issues with the monuments when it rains.

235 **D. RedTree Landscape – John Burkett**

236 **1. Consideration to Approve Nightshade Pump Replacement Proposal – RedTree - \$17,256.54 apiece.**

237 Jacob Bartlett, the vice president of the West Coast Chapter of the Florida Groundwater Association, reported on the
238 pumps that were not working on Nightshade and Primrose. He explained the pumping systems and the likely causes for
239 why the pumps weren't working. He suggested placing a Franklin pump and explained what they have done to correct
240 the problem in the past. Mr. Bartlett advised that they could have the wrong pump for their wells. He advised that he was
241 out there because he believed he had a solution for the Board that would be the cheapest long-term. He explained a hard
242 current limit to the Board and advised that the controllers would protect the motors and bring the lifespan of the motor
243 to 10 to 15 years. He explained that the Franklin electric pump comes with a 5-year warranty, and the Yaskawa IQ Pump
244 Micro Drive comes with a 1-year warranty and a 2-year warranty request. Mr. Bartlett explained that they do use plastic
245 impellers and the sediment does not wear them down. He explained where engineering can get tricky when it comes to
246 pumps, noting that thermal plastic is the most efficient material. Ms. Thibault countered with information stating stainless
247 steel is the best long-term material. Mr. Bartlett explained pump details, noting that the Board would get more life out of
248 a Franklin Pump. Supervisor Twomey asked about irrigation in Foxtail. The team advised that the pumps had been down
249 for 2 weeks. Chairwoman Clawson asked if the pumps need to be on a loop. RedTree answered and explained how they
250 would keep the pumps from burning up.

251 Supervisor Smith left the meeting at 9:02. Mr. Bartlett emphasized his statement that the Grundfos pump would be
252 a misapplication. He advised the Board to avoid stainless steel. Ms. Thibault reminded the Board that she always gets a
253 second quote with big proposals, and presented the other quote she had acquired, which was \$6,000 cheaper per pump
254 but did not include the VFD drives. The Board asked about annual checks and the warranty. Supervisor Pellan asked how
255 they would fund the project as it was larger than they had budgeted for. Ms. Thibault advised the funding would come
256 from the project budget. The Board asked about the starting date, the warranty, and the necessary equipment. Ms. Thibault
257 confirmed they would need to wait for Ms. Sandy to create a contract before beginning service.

258 On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
259 Approved the Nightshade Pump Replacement Proposal from RedTree for \$17,256.54 and Primrose for \$17,256.54 for
260 the Long Lake Ranch Community Development District.

261 Supervisor Pellan reminded Ms. Sandy to include the brand name of the equipment and the warranty.

262 1. Landscape Maintenance Report – April 2026

263 RedTree opened the floor for discussion. Chairwoman Clawson remarked that the stump had not been removed at
264 this time. RedTree advised that they had run out of time. Ms. Thibault asked for access to the monitoring system. Mr.
265 Burkett advised that the Board place a manual meter below the ground. They informed the Board of expected pricing.

266 2. Ratification of Proposals: for items 6, 7, & 8

267 Supervisor Thompson opposed the tree removal.

268 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Ratified
269 the RedTree Proposal to Flush Cut and Stump Grind 11 Pine Trees at the Basketball Court for \$4,400 for the Long Lake
270 Ranch Community Development District.

271
272 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Ratified
273 the RedTree Proposal to Flush Cut and Stump Grind 2 Pine Trees at the Basketball Court for \$800 for the Long Lake
274 Ranch Community Development District.

275
276 On a MOTION by Supervisor Twomey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Ratified
277 the RedTree Serenoa Median Stump Grind Proposal for \$250 for the Long Lake Ranch Community Development
278 District.

279 3. Irrigation Report

280 Ms. Thibault advised that they had received 2 irrigation reports, one not in compliance with SFWMD standards and
281 one that was compliant. She informed the Board that they ordered an irrigation report from the county that will advise
282 the actual runtimes for the property.

283 4. Field Maintenance Report – Follow-ups from the previous report

284 Ms. Thibault asked that the lifting of the trees that required lifting by the maintenance building be made a priority.
285 She advised that Mr. Bryant would be conducting the landscape maintenance reports moving forward. RedTree explained
286 the benefits of moss. RedTree noted that they can get a fresh rotation of flowers in June and can add what they currently
287 have in stock to fill the flower beds.

288 **5. Consideration to Approve Amenities Center Parking Lot – Finger Islands Landscape Enhancement**
289 **Proposal – Red Tree - \$18,500**

290 The Board tabled the proposal.

291 **E. District Counsel – Kutak Rock**

292 Ms. Sandy advised that she had been working on getting in touch with Anchor Stone. Transferring the domain would
293 total \$150.

294 On a MOTION by Supervisor Twomey, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board
295 Approved the Transfer of Domain for \$150 for the Long Lake Ranch Community Development District.

296 **VI. Business Item**

297 **1. Ratification of W.C. Sherrill and Company LLC Boundary Survey Proposal**

298 On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board Ratified
299 the W.C. Sherrill and Company LLC Boundary Survey Proposal for the Long Lake Ranch Community Development
300 District.

301 **VII. Amenity General Manager & Field Manager**

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

303 Chairwoman Clawson noted the towing sign at the end of Serenoa was misplaced and needed to be removed. She
304 asked if they had done any towing. Ms. Thibault noted she had not heard of any towing. Supervisor Twomey noted the
305 signs look disorganized and inconsistent. Ms. Thibault confirmed the amenity team would take a look at the pig pit.

306 **2. Consideration to Approve Total Quality Fence and Remodeling Proposal – \$17,196.88**

307 Ms. Thibault advised that the proposal could be pushed back to the next meeting. The Board needed to know if the
308 proposal was for 1 court or 2 courts. Chairwoman Clawson noted that they needed to know about the gate and the fencing
309 to make an informed decision.

310 **VIII. Financial & Administrative Matters**

311 **A. Consideration for Acceptance of March 2026 Unaudited Financial Statements**

312 - Chairwoman Clawson asked about the \$4,125 charge for tree trimming. Ms. Thibault advised that the
313 charge was for the tree removal and stump grinding for the trees by the basketball court, not tree
314 trimming. She asked the Board if they wanted to hold a budget workshop. The Board agreed on May 26th
315 for the budget workshop.

316 On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board Agreed
317 to a Budget Workshop on Tuesday, May 26 at 6 p.m. for the Long Lake Ranch Community Development District.

318

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

321 **A. Presentation of Check Details for March 2026**

322 **B. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held April 2nd,**
323 **2026**

324 - One comment regarding the arrival of Chairwoman Clawson – it was 6 p.m.

325 On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board
326 Accepted the Minutes of the Board of Supervisors Regular Meeting Held April 2, 2026, Under the Condition that the
327 Changes Mentioned be Made, for the Long Lake Ranch Community Development District.

328 **C. Presentation of Approval Listing – 2026**

329 **IX. Staff Reports**

330 **A. District Manager**

331 **1. Discussion of Annual Assessment Trends**

332 Pushed to the budget workshop

333 **2. Presentation of District Qualified Electors for Long Lake Ranch Community Development District –**
334 **1,463**

335 **X. Other Introduced Items**

336 **1. Presentation of April 2026 Fountain Services Report**

337 - No questions.

338 Ms. Thibault summarized the outcome of Exhibits 11A and 11B.

339 **XI. Audience Comments**

340 Gabriel Francois asked for confirmation that the amount spent that evening was \$190,000. Ms. Thibault confirmed
341 that the total was approximately that amount. He asked why there was no second opinion on the cost of the pool. The
342 Board confirmed they had received one from the district engineer, along with a verbal proposal. He asked how to get
343 onto the email list. Supervisor Pellan discussed the second proposal.

344 Another resident noted a pool monitor would be needed for the Foxtail pool.

345 Tim Cook at 19578 Long Lake Ranch Blvd disclosed that they live at the address discussed as Exhibit 11B. He noted
346 they had never had a problem with it and had gone through the correct avenues. The residents asked why the easement
347 was surveyed. Ms. Thibault noted that the survey company was on sight and noticed that the fence was encroaching on
348 District property. Another resident inquired about the survey. Ms. Sandy explained the reasoning to her. . An additional
349 resident inquired about the survey. She was asked to settle down or leave.

350 **XII. Supervisor Requests**

351 Chairwoman Clawson asked if the summer attendants had been acquired. The Board discussed whether or not they
352 would have to let one of the attendants go. Supervisor Twomey noted they don't have an office space or anywhere to sit
353 down. Supervisor Pellan asked where their staff members were during the Manda's Minnows swim lessons. Chairwoman
354 Clawson asked if the employees are picking up trash when they work. The Board asked if the employees could change
355 the lights for the holidays. Supervisor Pellan asked if there was a switch for the lights in the pavilion. Supervisor
356 Thompson noted he had seen a switch. He requested that they be allowed to discuss amenity issues directly with the
357 amenity manager because they have had a hard time communicating through email. The Board agreed to keep the
358 communication as is.

EXHIBIT 15

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

EXHIBIT 16

RETURN TO AGENDA



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 21, 2026

Long Lake Ranch Community Development District
c/o Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Long Lake Ranch Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$4,450,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-1 and \$5,050,000 Long Lake Ranch Community Development District Capital Improvement Revenue Bonds, Series 2014A-2

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the annual bond year beginning June 6, 2025, through the period ending June 5, 2026, is \$500, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Long Lake Ranch Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

EXHIBIT 17

RETURN TO AGENDA



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

May 21, 2026

Long Lake Ranch Community Development District
c/o Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Long Lake Ranch Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$3,190,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-1 and \$1,945,000 Long Lake Ranch Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2015A-2

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the annual bond calculation period beginning October 9, 2025, through the period ending October 8, 2026, is \$500, which includes reasonable out-of-pocket expenses. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Long Lake Ranch Community Development
District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

EXHIBIT 18

RETURN TO AGENDA

EXHIBIT 19

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 20

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 PRPOSED BUDGET GENERAL FUND (O&M)

	2022 ACT	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	1,233,438	30,724
4 ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	-	300,000	350,000	350,000	360,000	10,000
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	1,669,956	40,724
10 ADDITIONAL REVENUE								
11 TENNIS	944	1,320	1,200	1,200	6,000	1,500	6,000	-
12 ROOM RENTALS	###	1,445	540	653	-	-	-	-
13 INTEREST	260	-	-	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	1,675,956	40,724
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)	750	581	505	933	1,071	306	1,071	-
23 PAYROLL SERVICES FEES	678	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 OVERRAGES	648	-	-	-	-	-	-	-
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	175	-
37 PROPERTY TAXES	676	375	731	823	250	297	350	100
38 SALES TAX	-	889	-	-	-	-	-	-
39 LEGAL ADVERTISING	807	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	-
41 MISC. SERVICE	-	-	-	2,542	-	567	500	500

	2022 ACT	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
42 ADMINISTRATIVE Total	###	124,678	124,003	124,154	131,829	60,207	134,161	2,332
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	61,200	-
48 UTILITIES - STREETLIGHTS	###	130,434	98,356	99,718	117,300	26,164	117,300	-
49 UTILITIES - WATER/SEWER	###	9,029	18,626	14,092	18,000	7,146	18,000	-
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	200,070	-
53 SECURITY								
54 SECURITY REPAIRS & MAINTENANCE	###	1,906	3,026	3,352	7,500	145	49,500	42,000
55 SECURITY Total	###	1,906	3,026	3,352	7,500	145	49,500	42,000
56 COMMUNITY MAINTENANCE								
57 FIELD SERVICES	###	5,051	5,034	3,750	5,000	2,084	5,000	-
58 FOUNTAIN SERVICE REPAIRS & MAINTENANCE	600	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	650	-	-	-	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	22,500	(22,500)
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	7,735	(7,265)
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	569,205	(26,468)
79 ROAD & STREET FACILITIES					vvccc			
80 SIDEWALK REPAIR & MAINTENANCE	-	-	294	-	1,000	-	1,000	-
81 ROADWAY REPAIR & MAINTENANCE	53	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	-

	2022 ACT	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	470	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	611	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	-	55,000	5,000
104	PROJECT BUDGET Total	###	149,034	3,015	-	50,000	-	55,000	5,000
105	EXPENDITURES Total	###	1,113,846	932,463	986,342	1,285,231	464,135	1,315,956	30,725
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	-	360,000	10,000
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	-	360,000	10,000
114	OTHER SOURCES/USES Total	###	198,094	-	300,000	350,000	-	360,000	10,000
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	BOARD OF SUPERVISORS (BOS)	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings).		13,000
21	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS (BOS)	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	PAYROLL TAXES (BOS)	FICA & FUTA	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	PAYROLL SERVICES FEES	ENGAGE	
	Approximates \$50 per pay period & ye processing of \$50.		700
24	DISTRICT MANAGEMENT	HAVEN	
	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.		15,000
25	ADMINISTRATIVE	HAVEN	
	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.		5,000
26	ACCOUNTING	HAVEN	
	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.		10,000
27	ASSESSMENT ROLL PREPERATION	HAVEN	
	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.		5,000
28	DISSEMINATION AGENT	HAVEN	
	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.		3,000
29	MEETING OVRAGES	HAVEN	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	DISTRICT COUNSEL	KUTAK ROCK	
	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.		45,000
31	DISTRICT ENGINEER	STANTEC	
	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.		10,000
32	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	
	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.		2,000
33	TRUSTEE FEES	US BANK TRUST, N.A.	
	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.		15,000
34	BANK FEES	SOUTHSTATE	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	AUDITING	BERGER TOOMBS	
	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.		3,700
36	REGULATORY PERMITS AND FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	
	Statutorily fixed.		175
37	PROPERTY TAXES	PASCO COUNTY	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		350
39	LEGAL ADVERTISING	VARIOUS PUBLICATIONS	
	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.		1,500
40	WEBSITE HOSTING	SCHOOLSTATUS	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
	MISC. SERVICE		
	Miscellaneous expenditures related to administrative costs		500
42	ADMINISTRATIVE Total		134,161

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 increase from Duke approved in FY 24 of approximately 2% thru FY 27		61,200
48	UTILITIES - STREETLIGHTS	DUKE ENERGY	
	Duke energy bills. Multi year increase from Duke established in FY 24 thru FY27		117,300
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).		18,000
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		200,070
53	SECURITY		
	SECURITY MONITORING SERVICES		
	Removed.		-
	SECURITY MONITORING REPAIRS & MAINTENANCE		
	Various repairs & maintenance to the existing hardware infrastructure.	AS NEEDED	49,500
55	SECURITY Total		49,500
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 REPLACEMENT 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.		22,500
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 amount of \$5,000 for wreaths etc.		7,735
75	VOLUNTEER SUPPLIES		
	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		569,205
79	ROAD & STREET FACILITIES		
80	SIDEWALK REPAIR & MAINTENANCE	MISCELLANEOUS	
	Repairs for any sidewalk related issues.		1,000
81	ROADWAY REPAIR & MAINTENANCE	MISCELLANEOUS	
	Repairs for any roadway issues.		2,500
82	SIGNAGE REPAIR & REPLACEMENT	MISCELLANEOUS	
	Repairs for any street signs.		20,000
83	ROAD & STREET FACILITIES Total		23,500
84	AMENITY MAINTENANCE		
85	CLUBHOUSE MANAGEMENT	HAVEN	
	Clubhouse manager, General Maintenance 25hrs/week , Facility attendant/janitorial weekends, 1% Management fee (incl Seasonal Attendant line 86)		145,535
86	SEASONAL POOL ATTENDANTS	HAVEN	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		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	COOPER POOLS	
	Service to be performed 3x weekly for 2 pools, all chemicals are included.		40,000
89	DOG WASTE STATION SUPPLIES	HAVEN	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.		3,000
90	AMENITY MAINTENANCE & REPAIR	MISCELLANEOUS	
	As needed for the repair & maintenance.		21,000
91	OFFICE SUPPLIES	MISCELLANEOUS	
	Office supplies for the facility.		1,200
92	FURNITURE REPAIR/REPLACEMENT	MISCELLANEOUS	
	As needed for furniture repair & maintenance.		1,750
93	POOL REPAIRS	TBD	
	Additional service repairs for the pools.		7,500
94	POOL PERMITS	STATE OF FLORIDA DEPARTMENT OF HEALTH	
	Estimated.		1,000
95	COMMUNICATIONS (TEL, FAX, INTERNET)	FRONTIER	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,500
96	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	AS NEEDED	
	As needed for repairs to HVAC system.		2,000
97	COMPUTER SUPPORT MAINTENANCE & REPAIR	AS NEEDED	
	As needed repairs for the repairs of the computer system.		1,000
98	PARK & PLAYGROUND MAINTENANCE & REPAIRS	AS NEEDED	
	As needed for repairs to the athletic park.		6,600
99	PEST CONTROL	TURNER PEST CONTROL	
	Pursuant to contract for pest control services.		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.		55,000
104	PROJECT BUDGET Total		55,000
	EXPENDITURES BEFORE OTHER FINANCING SOURCES & USES		1,315,956
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.		360,000
113	OTHER FINANCING USES - TRANSFER TO RESERVES Total		360,000
114	OTHER SOURCES/USES Total		360,000
	TOTAL EXPENDITURES AFTER OTHER FINANCING SOURCES & USES		1,675,956

**STATEMENT 4
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT**

	SERIES 2014A-1	SERIES 2015A-1	SERIES 2016	TOTAL BUDGET
REVENUES				
NET SPECIAL ASSESSMENTS ⁽¹⁾				
DEBT SERVICES ASSESSMENTS				
NOV - MAY 2026	317,500	235,938	191,881	745,319
NET SPECIAL ASSESSMENTS ⁽¹⁾ Total	317,500	235,938	191,881	745,319
REVENUES Total	317,500	235,938	191,881	745,319
EXPENDITURES				
DEBT SERVICE REQUIREMENT				
5/1/2026				
INTEREST	107,250	82,419	59,100	255,119
PRINCIPAL	105,000	70,000	75,000	235,000
11/1/2026				
INTEREST	104,100	80,319	57,600	248,769
DEBT SERVICE REQUIREMENT Total	104,100	80,319	57,600	248,769
EXPENDITURES Total	208,200	160,638	115,200	497,538

Net Debt Service Assessments	745,319
Pasco County Collection Costs (2%) and Early Payment Discounts (4%)	47,574
Gross Debt Service Assessments	792,892

⁽¹⁾ Maximum Annual Debt Service (MADS) less any prepaid assessments received.

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
TH/Attached Ph. 1 & 2				
Debt Service	\$637.76	\$511.72	(\$126.04)	-19.76%
Operations & Maintenance	\$1,736.64	\$1,781.56	\$44.93	2.59%
Total	\$2,374.40	\$2,293.28	(\$81.11)	-3.42%
TH/Attached Ph. 3				
Debt Service	\$637.76	\$637.76	\$0.00	0.00%
Operations & Maintenance	\$1,736.64	\$1,781.56	\$44.93	2.59%
Total	\$2,374.40	\$2,419.32	\$44.93	1.89%
Single Family 45' Ph 1 & 2				
Debt Service	\$850.34	\$682.29	(\$168.05)	-19.76%
Operations & Maintenance	\$1,917.94	\$1,968.17	\$50.23	2.62%
Total	\$2,768.28	\$2,650.46	(\$117.82)	-4.26%
Single Family 45' Ph 3				
Debt Service	\$850.34	\$850.34	\$0.00	0.00%
Operations & Maintenance	\$1,917.94	\$1,968.17	\$50.23	2.62%
Total	\$2,768.28	\$2,818.51	\$50.23	1.81%
Single Family 45' Ph 4				
Debt Service	\$850.04	\$850.04	\$0.00	0.00%
Operations & Maintenance	\$1,917.94	\$1,968.17	\$50.23	2.62%
Total	\$2,767.98	\$2,818.21	\$50.23	1.81%
Single Family 55' Ph 1 & 2				
Debt Service	\$1,062.93	\$852.86	(\$210.07)	-19.76%
Operations & Maintenance	\$2,008.59	\$2,061.47	\$52.88	2.63%
Total	\$3,071.52	\$2,914.33	(\$157.19)	-5.12%
Single Family 55' Ph 3				
Debt Service	\$1,062.93	\$1,062.93	\$0.00	0.00%
Operations & Maintenance	\$2,008.59	\$2,061.47	\$52.88	2.63%
Total	\$3,071.52	\$3,124.40	\$52.88	1.72%
Single Family 55' Ph 4				
Debt Service	\$1,062.55	\$1,062.55	\$0.00	0.00%
Operations & Maintenance	\$2,008.59	\$2,061.47	\$52.88	2.63%
Total	\$3,071.14	\$3,124.02	\$52.88	1.72%
Single Family 65' Ph 1 & 2				
Debt Service	\$1,169.22	\$938.15	(\$231.07)	-19.76%
Operations & Maintenance	\$2,099.24	\$2,154.77	\$55.53	2.65%
Total	\$3,268.46	\$3,092.92	(\$175.54)	-5.37%

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS**

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Single Family 65' Ph 3				
Debt Service	\$1,169.22	\$1,169.22	\$0.00	0.00%
Operations & Maintenance	\$2,099.24	\$2,154.77	\$55.53	2.65%
Total	\$3,268.46	\$3,323.99	\$55.53	1.70%
Single Family 65' Ph 4				
Debt Service	\$1,168.80	\$1,168.80	\$0.00	0.00%
Operations & Maintenance	\$2,099.24	\$2,154.77	\$55.53	2.65%
Total	\$3,268.04	\$3,323.57	\$55.53	1.70%

- (1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

	FY 2027 ADMIN. BUDGET	FY 2027 FIELD BUDGET	FY 2027 TOTAL BUDGET
TOTAL PROPOSED FISCAL YEAR 2027 OPERATIONS & MAINTENANCE BUDGET	\$165,802.00	\$1,150,154.00	\$1,315,956.00
LESS: CARRY FORWARD OF \$76,517.50 (1)	(\$9,640.71)	(\$66,876.79)	(\$76,517.50)
LESS: TENNIS REVENUE	\$0.00	(\$6,000.00)	(\$6,000.00)
PLUS RESERVES TRANSFER	\$0.00	\$360,000.00	\$360,000.00
FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$156,161.29	\$1,437,277.21	\$1,593,438.50
PLUS: INCREASE FOR TRIM NOTICE @ 0.00%	\$0.00	\$0.00	\$0.00
FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL	\$156,161.29	\$1,437,277.21	\$1,593,438.50
COLLECTION COSTS @ 6.00%	\$9,967.74	\$91,741.10	\$101,708.84
TOTAL GROSS FY 2027 O&M ASSESSMENT	\$166,129.03	\$1,529,018.31	\$1,695,147.34

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

BOND ISSUE		ALLOCATION OF ADMINISTRATIVE ASSESSMENT							ALLOCATION OF FIELD ASSESSMENT					FY 2027 O&M	
LOT/UNIT SIZE	TOTAL UNITS	TOTAL	% TOTAL	TOTAL	ADMIN.	TOTAL	% TOTAL	TOTAL	FIELD	TOTAL	FY 2027 O&M				
REFERENCE	LOT/UNIT SIZE & PHASE	ASSESSED	EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT	EAU/UNIT	EAU's	EAU's	O&M BUDGET	PER LOT	O&M BUDGET	PER LOT	
TH-2014	TH/Attached Ph. 1 & 2	116	1.00	116.00	13.65%	\$22,671.73	\$195.45	0.85	98.60	12.03%	\$183,989.76	\$1,586.12	\$206,661.48	\$1,781.56	
TH-2015	TH/Attached Ph. 3	83	1.00	83.00	9.76%	\$16,222.01	\$195.45	0.85	70.55	8.61%	\$131,647.84	\$1,586.12	\$147,869.85	\$1,781.56	
45-2014	Single Family 45' Ph 1 & 2	86	1.00	86.00	10.12%	\$16,808.35	\$195.45	0.95	81.70	9.97%	\$152,453.99	\$1,772.72	\$169,262.33	\$1,968.17	
45-2015	Single Family 45' Ph 3	28	1.00	28.00	3.29%	\$5,472.49	\$195.45	0.95	26.60	3.25%	\$49,636.18	\$1,772.72	\$55,108.67	\$1,968.17	
45-2016	Single Family 45' Ph 4	61	1.00	61.00	7.18%	\$11,922.20	\$195.45	0.95	57.95	7.07%	\$108,135.97	\$1,772.72	\$120,058.17	\$1,968.17	
55-2014	Single Family 55' Ph 1 & 2	144	1.00	144.00	16.94%	\$28,144.21	\$195.45	1.00	144.00	17.57%	\$268,707.15	\$1,866.02	\$296,851.36	\$2,061.47	
55-2015	Single Family 55' Ph 3	110	1.00	110.00	12.94%	\$21,499.05	\$195.45	1.00	110.00	13.42%	\$205,262.40	\$1,866.02	\$226,761.45	\$2,061.47	
55-2016	Single Family 55' Ph 4	62	1.00	62.00	7.29%	\$12,117.65	\$195.45	1.00	62.00	7.57%	\$115,693.36	\$1,866.02	\$127,811.00	\$2,061.47	
65-2014	Single Family 65' Ph 1 & 2	35	1.00	35.00	4.12%	\$6,840.61	\$195.45	1.05	36.75	4.48%	\$68,576.30	\$1,959.32	\$75,416.91	\$2,154.77	
65-2015	Single Family 65' Ph 3	49	1.00	49.00	5.76%	\$9,576.85	\$195.45	1.05	51.45	6.28%	\$96,006.82	\$1,959.32	\$105,583.67	\$2,154.77	
65-2016	Single Family 65' Ph 4	76	1.00	76.00	8.94%	\$14,853.89	\$195.45	1.05	79.80	9.74%	\$148,908.54	\$1,959.32	\$163,762.43	\$2,154.77	
TOTAL		850		850.00	100.00%	\$166,129.03			819.40	100.00%	\$1,529,018.31		\$1,695,147.34		
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)						(\$9,967.74)					(\$91,741.10)		(\$101,708.84)		
NET REVENUE TO BE COLLECTED						\$156,161.29					\$1,437,277.21		\$1,593,438.50		

TOTAL DEBT SERVICE REVENUE

BOND ISSUE		TOTAL # OF LOTS ASSESSED			TOTAL EXPECTED REVENUE		
LOT/UNIT SIZE	SERIES	SERIES	SERIES	SERIES	SERIES	SERIES	
REFERENCE	LOT/UNIT SIZE & PHASE	2026	2015 A-1	2016	2026	2015 A-1	2016
TH-2014	TH/Attached Ph. 1 & 2	116	0	0	\$59,359.52	\$0.00	\$0.00
TH-2015	TH/Attached Ph. 3	0	83	0	\$0.00	\$52,934.08	\$0.00
45-2014	Single Family 45' Ph 1 & 2	85	0	0	\$57,994.65	\$0.00	\$0.00
45-2015	Single Family 45' Ph 3	0	28	0	\$0.00	\$23,809.52	\$0.00
45-2016	Single Family 45' Ph 4	0	0	60	\$0.00	\$0.00	\$51,002.40
55-2014	Single Family 55' Ph 1 & 2	142	0	0	\$121,106.12	\$0.00	\$0.00
55-2015	Single Family 55' Ph 3	0	110	0	\$0.00	\$116,922.30	\$0.00
55-2016	Single Family 55' Ph 4	0	0	62	\$0.00	\$0.00	\$65,878.10
65-2014	Single Family 65' Ph 1 & 2	35	0	0	\$32,835.25	\$0.00	\$0.00
65-2015	Single Family 65' Ph 3	0	49	0	\$0.00	\$57,291.78	\$0.00
65-2016	Single Family 65' Ph 4	0	0	75	\$0.00	\$0.00	\$87,660.00
TOTAL		378	270	197	\$271,295.54	\$250,957.68	\$204,540.50
LESS: Pasco County Collection Costs (2%) and Early Payment Discount Costs (4%)					(\$16,277.73)	(\$15,057.46)	(\$12,272.43)
NET REVENUE TO BE COLLECTED					\$255,017.81	\$235,900.22	\$192,268.07

FY 2027 PER UNIT ANNUAL ASSESSMENTS

LOT/UNIT SIZE & PHASE	DEBT SERVICE (2)			FY 2027 O&M	TOTAL (3)
	SERIES 2026	SERIES 2015 A-1	SERIES 2016		
TH/Attached Ph. 1 & 2	\$511.72	\$0.00	\$0.00	\$1,781.56	\$2,293.28
TH/Attached Ph. 3	\$0.00	\$637.76	\$0.00	\$1,781.56	\$2,419.32
Single Family 45' Ph 1 & 2	\$682.29	\$0.00	\$0.00	\$1,968.17	\$2,650.46
Single Family 45' Ph 3	\$0.00	\$850.34	\$0.00	\$1,968.17	\$2,818.51
Single Family 45' Ph 4	\$0.00	\$0.00	\$850.04	\$1,968.17	\$2,818.21
Single Family 55' Ph 1 & 2	\$852.86	\$0.00	\$0.00	\$2,061.47	\$2,914.33
Single Family 55' Ph 3	\$0.00	\$1,062.93	\$0.00	\$2,061.47	\$3,124.40
Single Family 55' Ph 4	\$0.00	\$0.00	\$1,062.55	\$2,061.47	\$3,124.02
Single Family 65' Ph 1 & 2	\$938.15	\$0.00	\$0.00	\$2,154.77	\$3,092.92
Single Family 65' Ph 3	\$0.00	\$1,169.22	\$0.00	\$2,154.77	\$3,323.99
Single Family 65' Ph 4	\$0.00	\$0.00	\$1,168.80	\$2,154.77	\$3,323.57

(1) Carry forward amount allocated to administrative budget and field budget as a percentage of total proposed budget.

(2) Annual debt service assessment per lot adopted in connection with the Long Lake Ranch CDD Series 2026, Series 2015 and Series 2016 bond issues. Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(3) Annual assessment that will appear on the November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 21

RETURN TO AGENDA

RESOLUTION 2026-09
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Long Lake Ranch Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 6, 2026

TIME: 6:00 PM

LOCATION: Long Lake Ranch Clubhouse
19037 Long Lake Ranch Blvd., Lutz, Florida 33558

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF JUNE 2026.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT 22

RETURN TO AGENDA

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Long Lake Ranch Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 6, 2026, at 6:00 p.m., at the Long Lake Ranch Clubhouse, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of June 2026.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

EXHIBIT 23

RETURN TO AGENDA

FW: Building a Pool and Spa Requesting Backyard Access

From Patricia Thibault <Patricia@havenmgtso.com>
Date Tue 5/19/2026 3:17 PM
To Haven Mgt <Havenadmin@havenmgtso.com>

 3 attachments (1 MB)
IMG_0120.jpeg; IMG_0121.jpeg; IMG_0125.jpeg;

Please put this on the agenda

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

From: Long Lake Ranch CDD <LLR@havenmgtso.com>
Sent: Tuesday, May 19, 2026 1:46 PM
To: Patricia Thibault <Patricia@havenmgtso.com>
Subject: Fw: Building a Pool and Spa Requesting Backyard Access

From: Chowchino7 <chowchino7@aol.com>
Sent: Monday, May 18, 2026 1:21 PM
To: Long Lake Ranch CDD <LLR@havenmgtso.com>
Subject: Building a Pool and Spa Requesting Backyard Access

Good Afternoon CDD Manager/Board Members

I hope you are doing well. I am writing to respectfully request approval for temporary rear access to my property for the construction of a swimming pool and spa at my home located at 1204 Multiflora Loop Lutz, FL 33558.

After reviewing the logistics of the project, rear access appears to be the least disruptive and most practical option. Accessing the property through the front would likely require construction traffic and equipment to pass through or near neighboring yards and common areas, increasing the potential for damage, inconvenience and disruption to surrounding properties.

By allowing rear access, the project can be completed in a way that:

- Minimizes impact to neighboring homes and landscaping
- Reduces heavy traffic through our neighborhood streets and front yards
- Helps protect sidewalks, curbs, irrigation, and other community infrastructure
- Allows the work to be completed more efficiently and safely

I completely understand the importance of maintaining community property and standards. I am also fully committed to ensuring that any area used for access is protected and restored to its original condition immediately upon completion of the project. My contractor is also prepared to comply with any reasonable requirements the CDD may have regarding access, timing, insurance, protection measures or restoration.

I greatly appreciate your time and consideration of this request. I would be happy to provide any additional information as well.

I have attached pictures of the access road behind our lot and pictures of where they would access our backyard.

Thanks
Peter Chow







EXHIBIT 24

RETURN TO AGENDA

FW: Request to Add Encroachment Concerns to Upcoming CDD Meeting Agenda

From Patricia Thibault <Patricia@havenmgtisol.com>

Date Sun 5/17/2026 12:58 PM

To Haven Mgt <Havenadmin@havenmgtisol.com>

 7 attachments (10 MB)

image0.jpeg; image1.jpeg; image2.jpeg; image3.jpeg; image4.jpeg; image5.jpeg; image6.jpeg;

----- Forwarded message -----

From: **Rene Friedman** <rene.friedman@yahoo.com>

Date: Sun, May 17, 2026 at 12:48 PM

Subject: Request to Add Encroachment Concerns to Upcoming CDD Meeting Agenda

To: <hclawson20@gmail.com>, <bpellan@gmail.com>, <darrellcdd@gmail.com>, <georgesmithlr@gmail.com>, <cuffs1270@aol.com>, Patricia Thibault <patricia@havenmgtisol.com>

Dear CDD Board Members,

I hope everyone is doing well.

I would like to respectfully bring to the Board's attention several areas within the community that appear to be encroaching onto CDD property. I understand that protection and proper maintenance of district property is taken seriously by the Board and management, and I believe it is important that these matters are reviewed for the betterment of the community as a whole.

I am requesting that this topic be added to the agenda for the next CDD Board meeting on June 4th so the Board can review and discuss the concerns appropriately.

For reference, I have attached photographs showing the areas within the community where the potential encroachments are visible.

Thank you for your time, attention, and continued service to the community. I appreciate the Board's efforts in ensuring community standards and district property are properly maintained.

Sincerely
The Langston family

The entire fence line of Track B4
Track L3

Sent from my iPhone

27-26-18-0060-02700-0010 X Q

Show search results for 27-26-1...

Map navigation icons: Zoom in, Zoom out, Home, Refresh



Scale bar: 0 20 40ft
Coordinates: 28.183 -82.505 Degrees

27-26-18-0060-02700-0010 X Q

Show search results for 27-26-1...



33-26-18-0020
LONG LAKE RANCH
VILLAGE 2 PARCELS C-1, C-2, D-1 AND D-2
PB 68 PG 41
MUHLY GRASS LANE

34-26-18-0020
LONG LAKE RANCH
VILLAGE 2 PARCELS C-1, C-2, D-1 AND D-2
PB 68 PG 41

0 50 100ft
28.178 -82.503 Degrees

27-26-18-0060-02700-0010

Show search results for 27-26-1...



626.66

SUNLAKE BOULEVARD

626.66

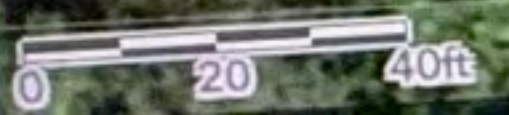
B-4

Block 1

FEATHER GRASS LOOP

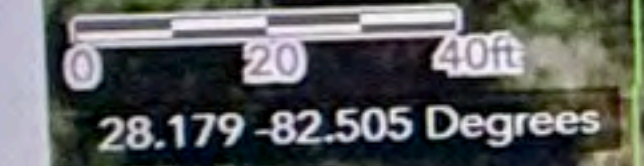
Block 2

33-26-18-0020
LONG LAKE RANCH
VILLAGE 2 PARCELS C-1, C-2, D-1 AND D-2
PB 68 PG 41



27-26-18-0060-02700-0010 X Q

Show search results for 27-26-1...



27-26-18-0060-02700-0010 X Q

Show search results for 27-26-1...

Map navigation controls: zoom in (+), zoom out (-), home, and refresh

SUNLAKE BOULEVARD

FOX GRAPE LOOP

STREETS

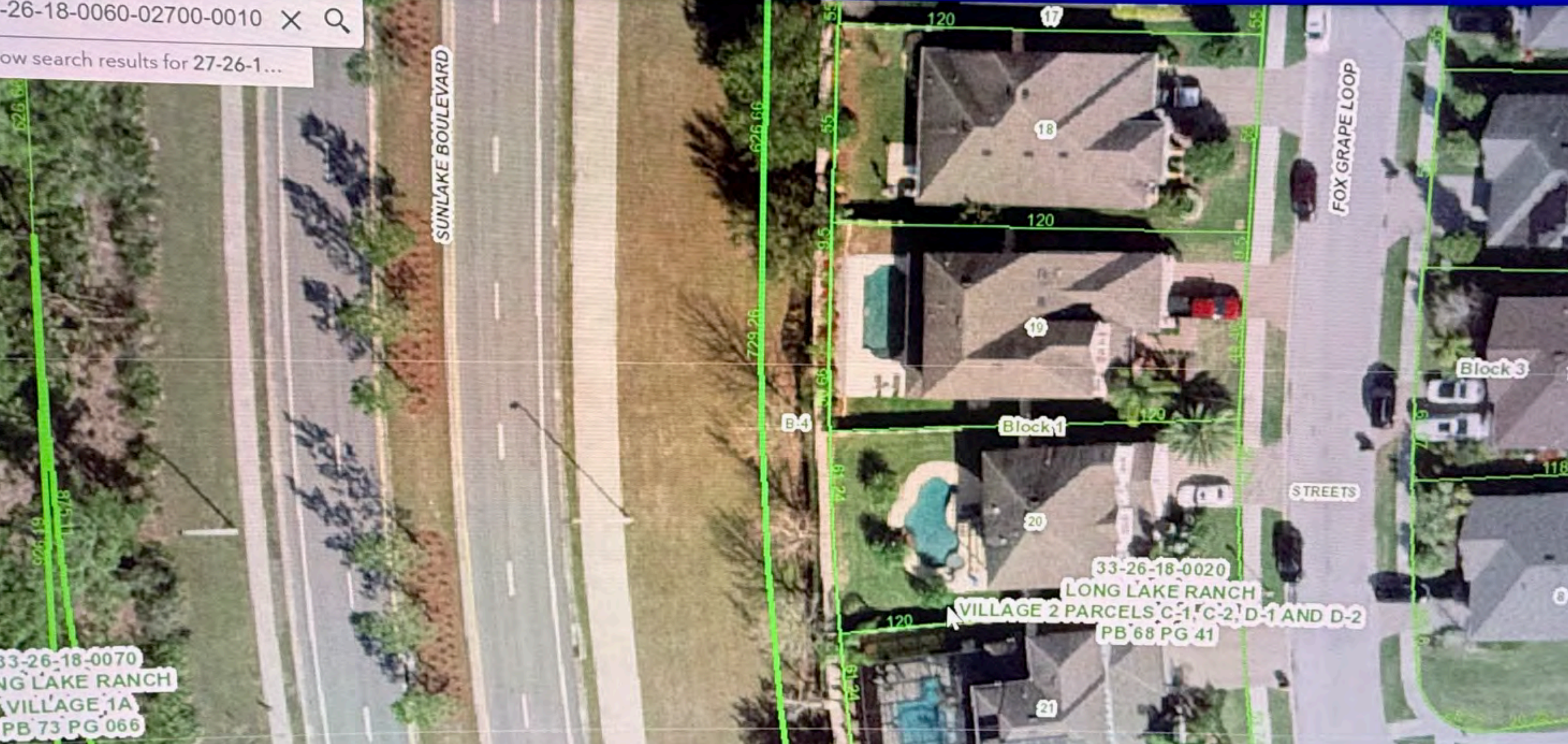
33-26-18-0070
LONG LAKE RANCH
VILLAGE 1A
PB 73 PG 066

33-26-18-0020
LONG LAKE RANCH
VILLAGE 2 PARCELS C-1, C-2, D-1 AND D-2
PB 68 PG 41

B-4

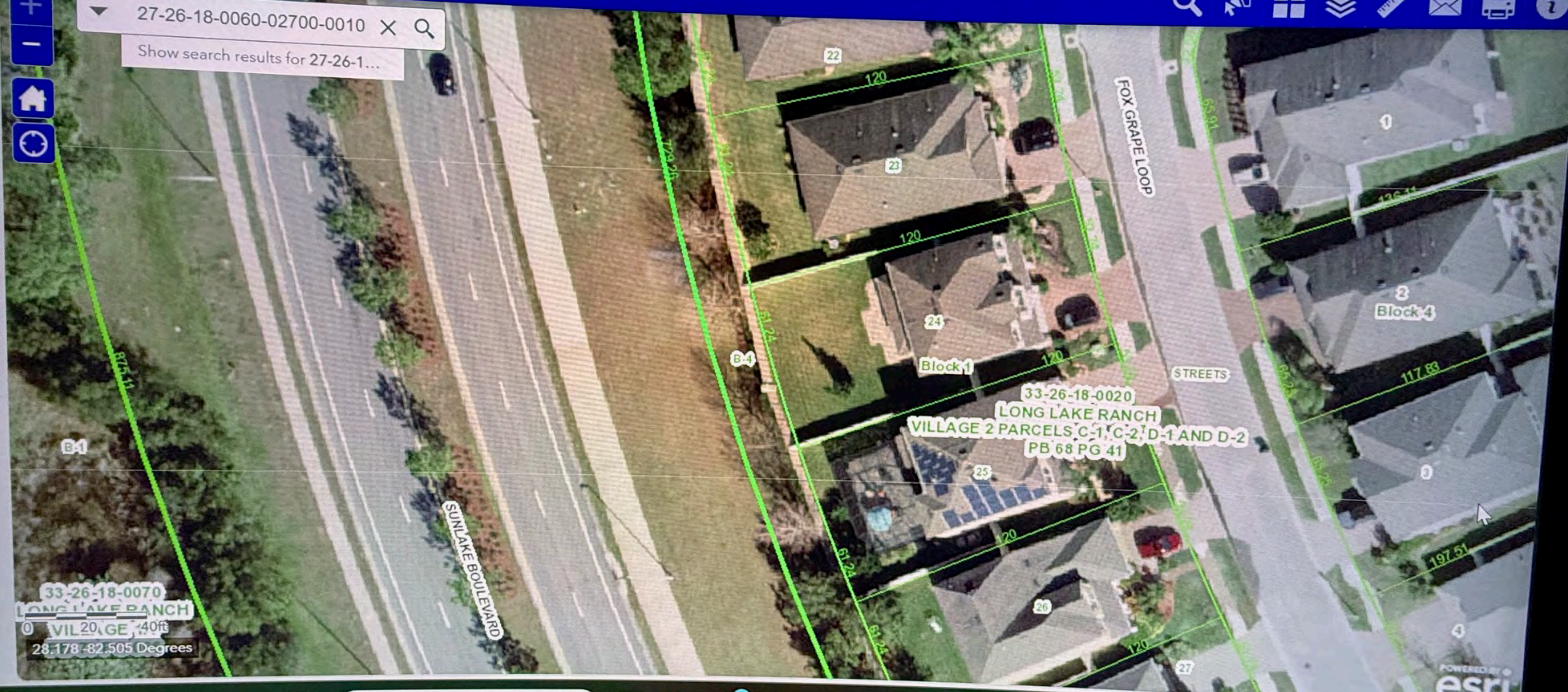
Block 1

Block 3



27-26-18-0060-02700-0010
Show search results for 27-26-1...

Map navigation controls: +, -, Home, Refresh



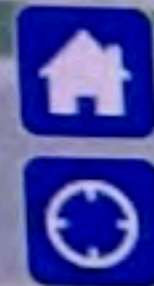
Mike Wells

Pasco County Property Appraiser



27-26-18-0060-02700-0010 X Q

Show search results for 27-26-1...



MULTIFLORA LOOP

STREETS

33-26-18-0070
LONG LAKE RANCH
VILLAGE, 1A
PB 73 PG 066
Block 42



EXHIBIT 25

RETURN TO AGENDA



Long Lake Ranch CDD Security Services Proposal

Table of Contents

Leadership Team	3
<hr/>	
Our Foundation	4
<hr/>	
Training	5
<hr/>	
Proposed Cost for Services	6
<hr/>	
Contact Us	7
<hr/>	
Thank You	8
<hr/>	

Leadership Team

Vincent Palevich **Co-founder & VP of Service**

Vincent served a combination of years as a sworn police officer in Ohio, including full-time service with the State of Ohio and part time and volunteer service with multiple municipal police departments. He is a graduate of the Polaris Police Academy, where he finished as salutatorian in his class, served as Sergeant-at-Arms, and was inducted into the National Technical Honor Society for outstanding performance. His background emphasizes patrol operations, incident response, and professional reporting in high-responsibility environments.

He also brings over 15 years of experience managing teams, schedules, and daily operations across healthcare, facilities, and residential-style properties. After relocating to Florida in 2022, Vincent worked as a licensed security officer and later as Director of Operations for Florida-based security firms before co-founding 813 Security & Protective Services LLC.

In his role, Vincent focuses on consistency of coverage, officer accountability, and clear communication with boards and management, ensuring dependable, professional security services tailored to CDD and HOA communities.

Michael Sakellarides **Co-founder & VP of Business Development and Communications**

Michael is an accomplished security and property management professional with extensive experience partnering with Boards at more than 45 HOAs and CDDs across the state of Florida. He is known for his strong operational insight, ability to simplify complex issues for Board members, and commitment to creating safer, well-run communities.

Before his work in community operations, Michael served as a Security Manager for the Tampa Bay Lightning, where he oversaw event and venue security and led a team of more than 1,000 staff during NHL games, concerts, and large-scale events. His background in high-pressure, high-visibility environments allows him to bring a disciplined, solutions-focused approach to every community he supports.

Michael's blend of leadership, security expertise, and Board-level communication skills makes him a trusted resource for organizations seeking structure, accountability, and effective property operations.

Dane Engle **Co-founder & VP of Operations**

Dane is a seasoned security and operations professional with over 15 years of experience managing large-scale operations, security, and guest relations within the security and hospitality industries.

Most recently, Dane served as General Manager for Best Crowd Management in the Nashville market, where he demonstrated expertise in operations, security protocols, and client relations. He successfully spearheaded the growth and development of a diverse portfolio that included key venues and teams such as Nissan Stadium, GEODIS Park, and the Grand Ole Opry. His extensive security experience also includes contributing to the operational success of major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Dane is passionate about developing a positive culture and environment, prioritizing safety and security while ensuring excellent relations with all residents, team members, and clients. His professional philosophy emphasizes open communication, transparency, and building long-term relationships.

The 813 Foundation



Who We Are

813 Services is a team-driven organization built on the belief that people are at the center of everything we do. We are a unified group of individuals who work together toward one common goal: delivering exceptional service through professionalism, integrity, and genuine care for the properties we support.

Our values shape who we are. We treat our clients, residents, and guests with respect, consistency, and a commitment to service excellence. Just as importantly, we extend that same respect and support to our own team. We believe that when our staff feel valued, empowered, and backed by leadership, they provide a better experience for every community we serve.

What makes 813 Services different is our culture of teamwork, honesty, and accountability. We don't just show up—we collaborate, communicate, and work side-by-side to ensure every task is completed the right way. Our people, our values, and our dedication to doing things with purpose are what define us.

At 813 Services, we're more than a service provider. We're a team committed to doing things the right way, together.

Mission Statement

Our mission at 813 Services is to deliver exceptional service through teamwork, integrity, and a genuine commitment to the communities we serve. We work as one unified team, empowering every employee with the respect, support, and professionalism they deserve—because when our people succeed, our clients succeed.

We are dedicated to creating safe, welcoming, and well-managed environments by prioritizing communication, reliability, and a resident-first mindset. Every interaction, every shift, and every task reflects our core belief: that true service comes from people who care, work together, and take pride in doing things the right way.

Training

How we prepare to best serve you

Our staff training program is designed to ensure every team member is fully prepared to represent the community with professionalism, consistency, and a resident-first mindset. We combine hands-on instruction, property-specific education, and ongoing communication training to deliver a service experience that meets the standards of each property we serve.

Exceptional service begins with clear communication. Our training emphasizes:

- Professional, respectful verbal communication
- De-escalation techniques for challenging situations
- Accurate documentation and reporting
- Consistency between shifts to maintain seamless operations

We coach staff on how to interact with residents, guests, vendors, and Board members in a manner that reflects positively on the community. Communication scenarios and role-playing are included to help employees build confidence and understand real-world applications.

Every new team member begins with a thorough review of the property's unique policies and procedures. Because no two communities operate the same way, we tailor our training to include:

- Access control protocols
- Parking and traffic management rules
- Amenity and clubhouse policies
- Emergency response procedures
- Contractor and vendor entry guidelines
- Community-specific expectations set by the Board or management team

We conduct walkthroughs of the property to familiarize staff with key locations, equipment, and operational requirements. This ensures employees understand not only the rules but also why they exist, enabling them to make informed decisions and support the community effectively.



Proposed Cost of Service

Long Lake Ranch CDD

Our onsite staff are trained in the rules and regulations in place for your District.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Fixed Staff rate is \$25/hr

*On applicable Holidays, 813 will present for approval an option to staff at \$37.50/hr.

Service	Scope	Cost
Fixed Amenity Guard	One fixed onsite roving guard for 6 hours per day, 7 days a week. Hours to be assigned by District	\$55,200 avg annually
Roving Patrol & Response	Security personnel to visit the community at random hours, multiple times daily. Will respond to tipline submissions with dispatch on a case by case scenario	\$2,250 per month



813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports:
Our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

Community Tipline:
Included with Roving Patrol. Direct ticket submission form for community members to report problems to our live dispatch team. A phone line included for contact.

Signature

Date

Invoices are issued monthly in advance.
Termination of contract is 30 days written notice
for all parties

Contact 813 Services



Email

admin@813services.com

Phone

216-372-0864

Thank You!

Thank you for taking the time to review our proposal and for considering 813 Services as your service provider. We truly appreciate the opportunity to support your community and are committed to delivering dependable, high-quality staffing services tailored to your needs.

Our team looks forward to becoming your dedicated partner—one focused on enhancing the quality of life for all residents. We recognize that it's your investment, your community, and your trust, and we're committed to honoring that with professionalism, accountability, and consistent service excellence.

Thank you again for your consideration. We look forward to working together and building a strong, long-term partnership.

People First



Timely Reporting

Relentless Drive



Protective of Assets

Regular Communication

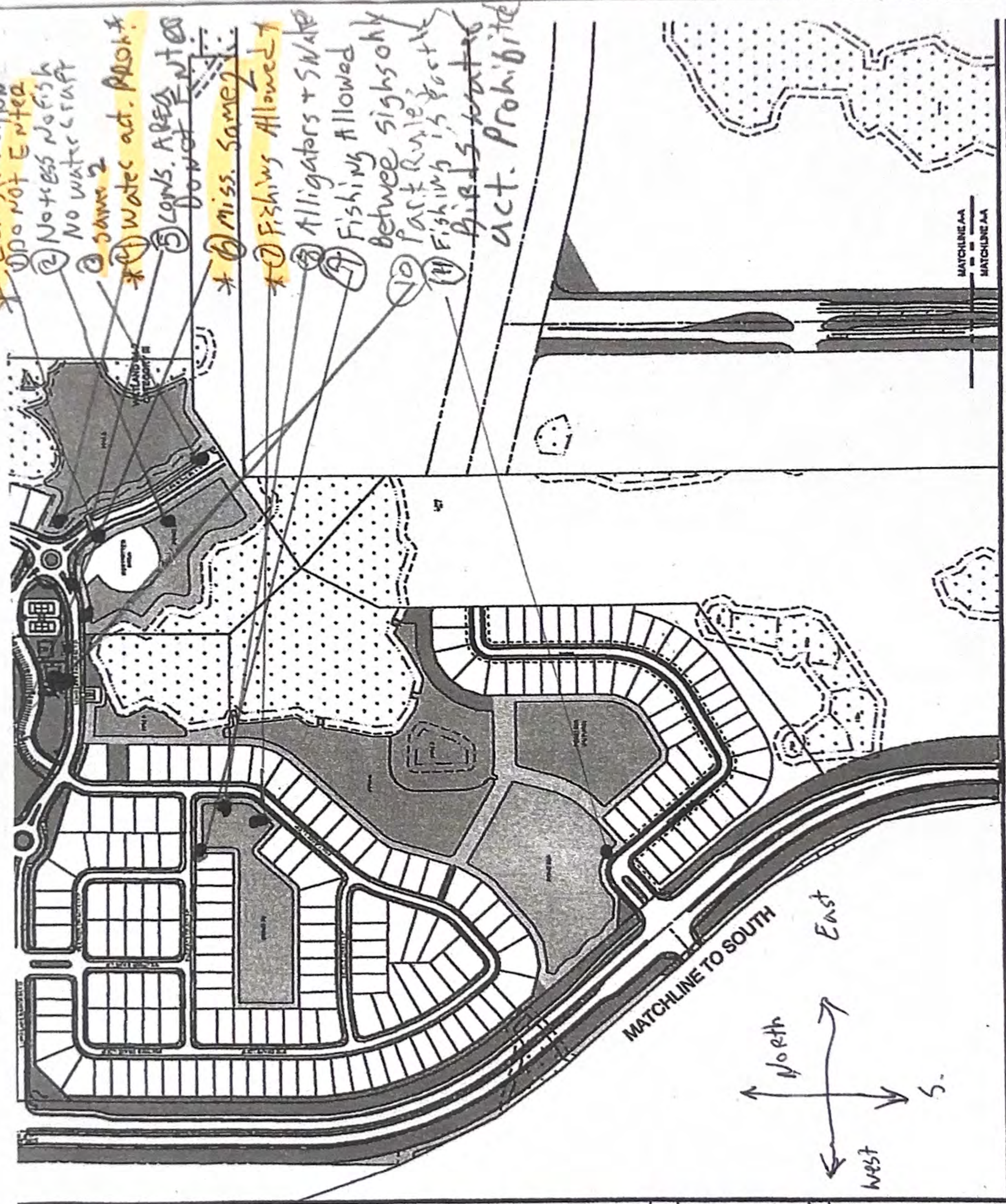


Proactive Mindset

EXHIBIT 26

RETURN TO AGENDA

- * CONSERVATION
- 1) Do Not Enter
- 2) No Trespass No Fish
- 3) No Watercraft
- 4) Same 2
- * 4) Water Act. Prohibited
- 5) Cons. Areas Not to be Entered
- * 6) Miss. Same 2
- * 7) Fishing Allowed
- 8) Alligators + Snake
- 9) Fishing Allowed
- 10) Between Signs Only
- 11) Park Rules
- 12) Fishing 1/2 Boat
- 13) Birds water
- Act. Prohibited



Long Lake Ranch

Pasco County

DATE	DESCRIPTION	BY

SCALE: 1" = 200'

HEIDT DESIGN

2024 S. 10th Street
Pasadena, TX 77661
Phone: 281-239-6771
www.HeidtDesign.com

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EXHIBIT 27

RETURN TO AGENDA

FW: Formal Notification of Drainage Obstruction and Easement Violation – Request for CDD Inspection and Enforcement - CRITICAL FOR THE AGENDA



From: Woodcock, Greg <greg.woodcock@stantec.com>
Sent: Thursday, June 4, 2026 8:24 AM
To: Patricia Thibault <Patricia@havenmgtso.com>
Cc: Sarah R. Sandy <sarah.sandy@kutakrock.com>
Subject: RE: Formal Notification of Drainage Obstruction and Easement Violation – Request for CDD Inspection and Enforcement

Good morning, Patricia. I have had a chance to review the attached plat, drainage plan and timeline provided by the resident. Based on my review, of the drainage plan, the CDD has a 42" stormwater pipe that runs through the 20' drainage easement between the two houses. Refer to the attached plat and drainage plan showing the infrastructure related to the property. The 42" pipe is to convey stormwater runoff to the pond located on the west side of the Cul de sac. The CDD does not have any drainage structures capturing stormwater runoff within the area of concern. It appears that the issue is related to the turf the neighbor added and final grading from the pool installation maybe the cause of the issue. I believe the grading and drainage issue would be a HOA issue since it is located within residents' property. . It also appears that the fence constructed between the homes is located within the easement and does prevent the CDD from reviewing the stormwater manhole for obstructions. If there is an issue with the 42" stormwater pipe that requires repair, the CDD would be required to move the fence to be able to repair the pipe between the homes.

On page 5 of the attached Photo Evidence and Approx Timeline 2026 NEW.pdf the photos show a French drain installed within the easement and appears to be connected to the curb inlet at the roadway. This type of drainage installation generally requires a permit modification from the SWFWMD.

I have cc'd Sarah on this email as there is a lot going on. I am available anytime for a call today if you would like to discuss in more detail.

Greg Woodcock
Project Manager



From: Patricia Thibault <Patricia@havenmgtzol.com>

Sent: Wednesday, June 3, 2026 11:09 AM

To: Woodcock, Greg <greg.woodcock@stantec.com>

Subject: FW: Formal Notification of Drainage Obstruction and Easement Violation – Request for CDD Inspection and Enforcement

Patricia Thibault

District Manager

Haven Management Solutions

255 Primera Blvd, Suite 160

Lake Mary, FL 32746

From: sharri hoye <shoye3@gmail.com>

Sent: Friday, May 29, 2026 6:15 PM

To: Patricia Thibault <Patricia@havenmgtzol.com>

Cc: hclawson20@gmail.com

Subject: Formal Notification of Drainage Obstruction and Easement Violation – Request for CDD Inspection and Enforcement

To: Patricia Thiaud, District Manager

Long Lake Ranch Community Development District

Dear Ms. Thiaud,

I am submitting this formal written notice to the Community Development District regarding a drainage obstruction and easement violation occurring at the neighboring property located at 1826 Oak Hammock Court, which is directly adjacent to my home at 1830 Oak Hammock Court. Our properties share a 20-foot drainage easement.

Over the past year, the neighboring homeowner installed a pool and artificial turf, modified the grading, and added two French drains within the drainage easement. These alterations appear to have changed the engineered stormwater flow, resulting in water intrusion, soil saturation, and pooling on my property. I have also recently observed multiple cracks in the stucco on that side of my home, including one horizontal crack. None of these conditions were present prior to the modifications.

I contacted the HOA and management company, who confirmed in writing that the homeowner at 1826 Oak Hammock Court did not obtain ARC approval for the artificial turf installation. I have confirmed that they did not obtain approval for the installation of the two French drains with water basins in an attempt to address the water flow concerns my husband and I raised with them in July 2025. Unfortunately, these additions have not resolved the issue, and the drainage concerns have continued to worsen. After much research, I found that this is something the county does not take lightly.

Because the drainage easement and stormwater system fall under the jurisdiction of the CDD and its District Engineer, I am respectfully requesting:

- A formal CDD inspection of the easement and stormwater flow conditions.
- A determination of whether the modifications violate the CDD's stormwater management plan or SWFWMD requirements.
- Written findings from the District Engineer.
- Corrective action, if warranted, to restore the drainage system to its original engineered condition.

I have attached a timeline with dates, photographs, and documentation showing the progression of the issue, including evidence of water pooling, crushed-rock turf base material seeping into our yard, and the development of dollar weeds along our fence line.

Please advise of the next steps in the CDD's review timeline. Thank you for your attention to this matter and for your continued service to our community. I look forward to hearing from you. Have a wonderful weekend.

Kindly,

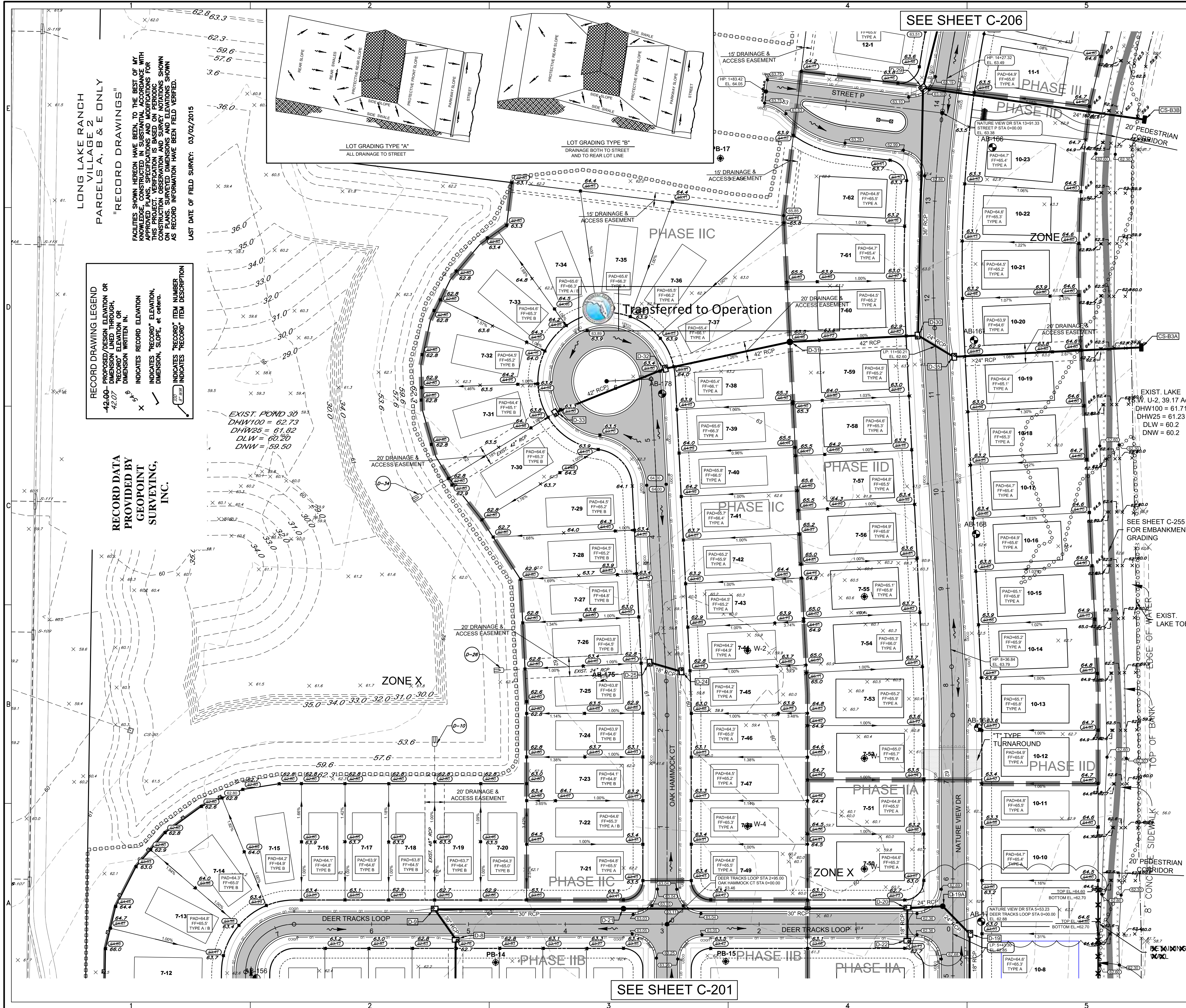
Sharri Hoye
1830 Oak Hammock Court

cc: LLR CDD Chairperson

Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.



RECORD DRAWINGS
 PARCELS A, B & E ONLY

RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

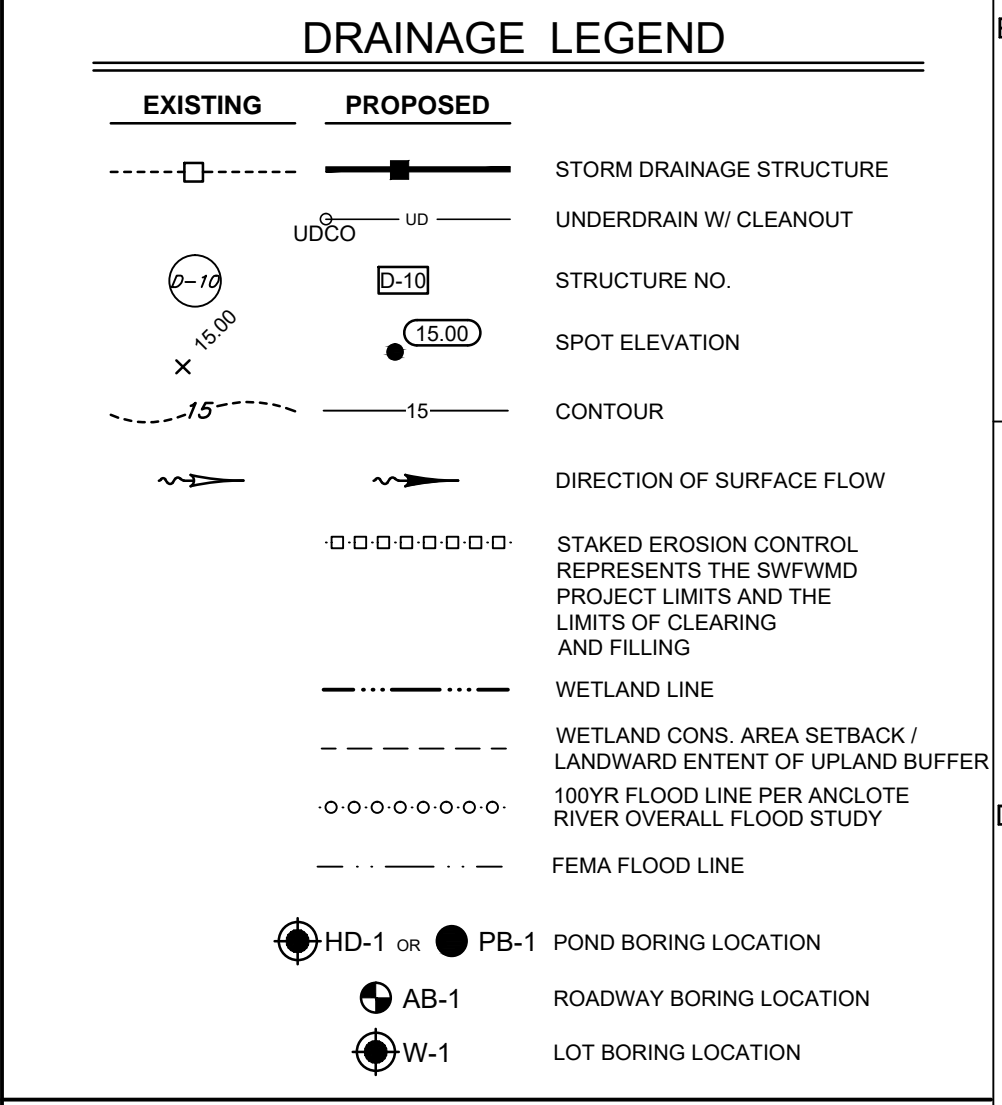
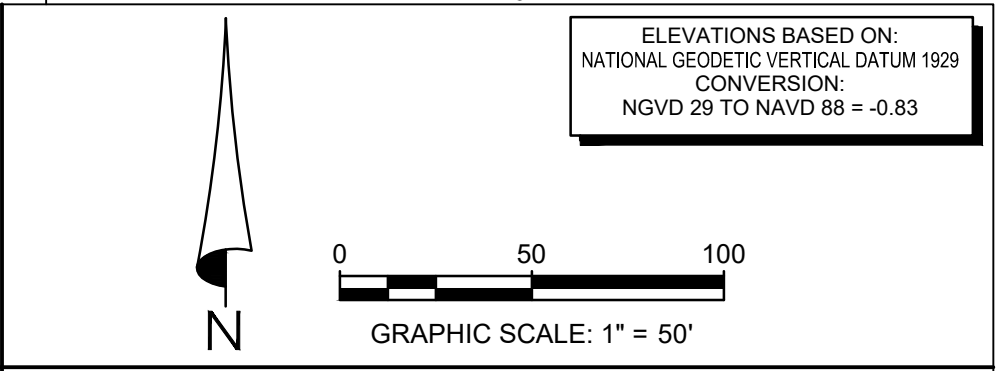
RECORD DRAWING LEGEND
 42.00' PROPOSED DESIGN ELEVATION OR DIMENSION LINED THROUGH, DIMENSION WRITTEN IN.
 42.07' RECORD ELEVATION OR DIMENSION WRITTEN IN.
 42.08' INDICATES RECORD ELEVATION, DIMENSION, SLOPE, etc.
 42.09' INDICATES RECORD ITEM NUMBER

EXIST. POND 30
 DHW100 = 62.73
 DHW25 = 61.82
 DLW = 60.20
 DNW = 59.50

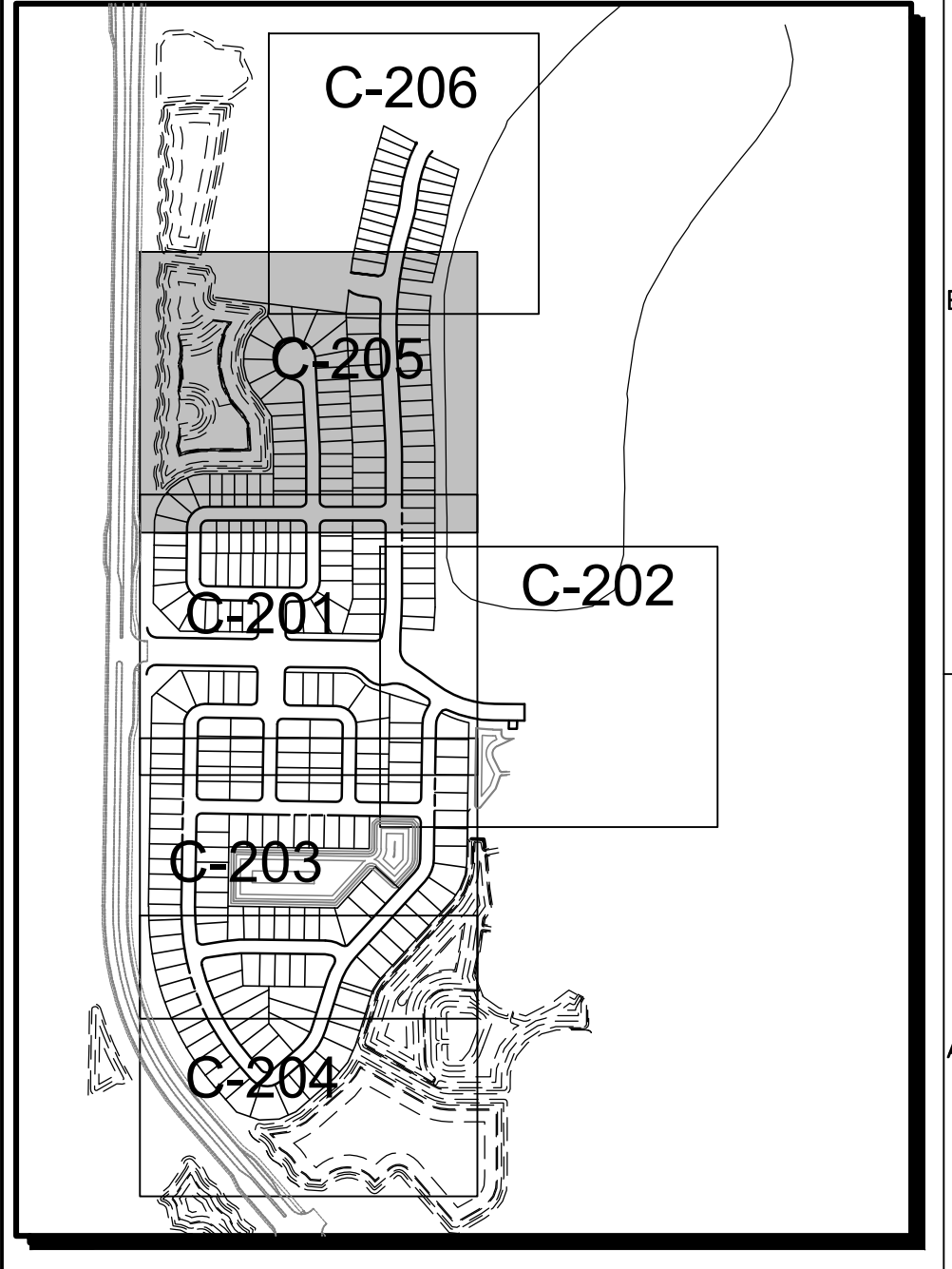
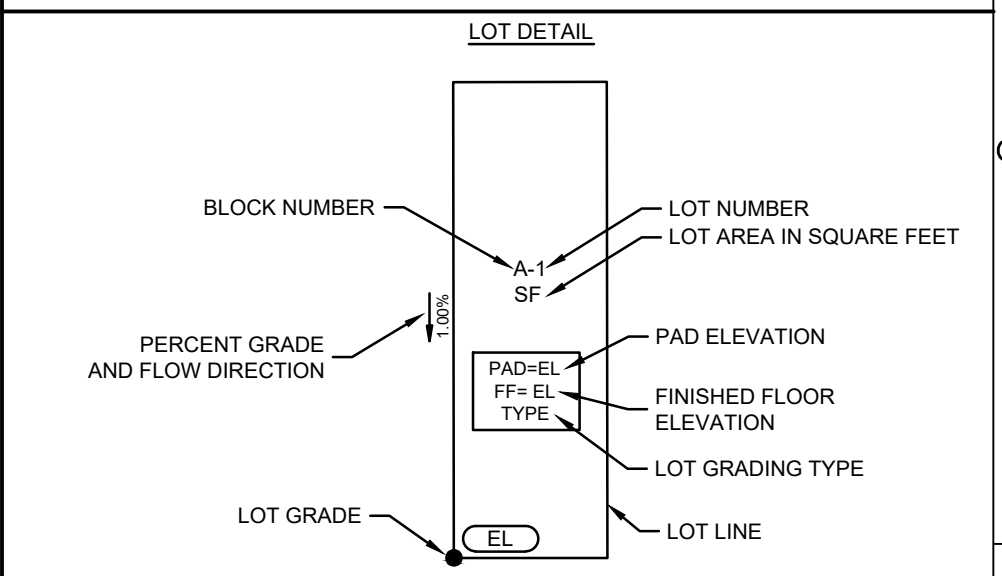
RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.

SEE SHEET C-206

SEE SHEET C-201



THIS PROJECT LIES IN FLOOD ZONE "A & X" ACCORDING TO FLOOD INSURANCE RATE MAPS FOR PASCO COUNTY, FLORIDA. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1202300400D & 1202300425E DATED SEPTEMBER 30, 1992 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION VARIES, ELEV. 60.13 TO ELEV. 63.55 (NGVD)



GRADING & DRAINAGE SHEET INDEX KEY MAP

HEIDT DESIGN
 Civil Engineering + Planning + GIS
 Ecological Services + Landscape Architecture

5806-B Breckenridge Pkwy.
 Tampa, Florida 33610
 Office: 813-253-5311
 Fax: 813-464-7629

www.HeidtDesign.com

LONG LAKE RANCH VILLAGE 2 - PARCELS A-E (MODS)
 GRADING & DRAINAGE PLAN
 LONG LAKE RANCH, LLC

DATE	DESCRIPTION
03/09/2015	Record Data
06/27/2014	Rev. Lot 10-9, 10-10
12/29/2013	Rev. Block 10 Layout/Grading
08/09/2013	Rev. Oak Hammock & Lot Grading
07/19/2013	Rev. Storm Run D-20 & D-23 to D-29
05/16/2013	REVIEW SUBMITTAL

PROJECT NO.	FILE	DESIGN BY	DRAWN BY
LLR-LL-1009	GD03	TUCKER	DMYTRYK

FLORIDA PROFESSIONAL ENGINEER

EDWIN J. ROGERS
 DATE: _____
 REGISTRATION NO. 50082

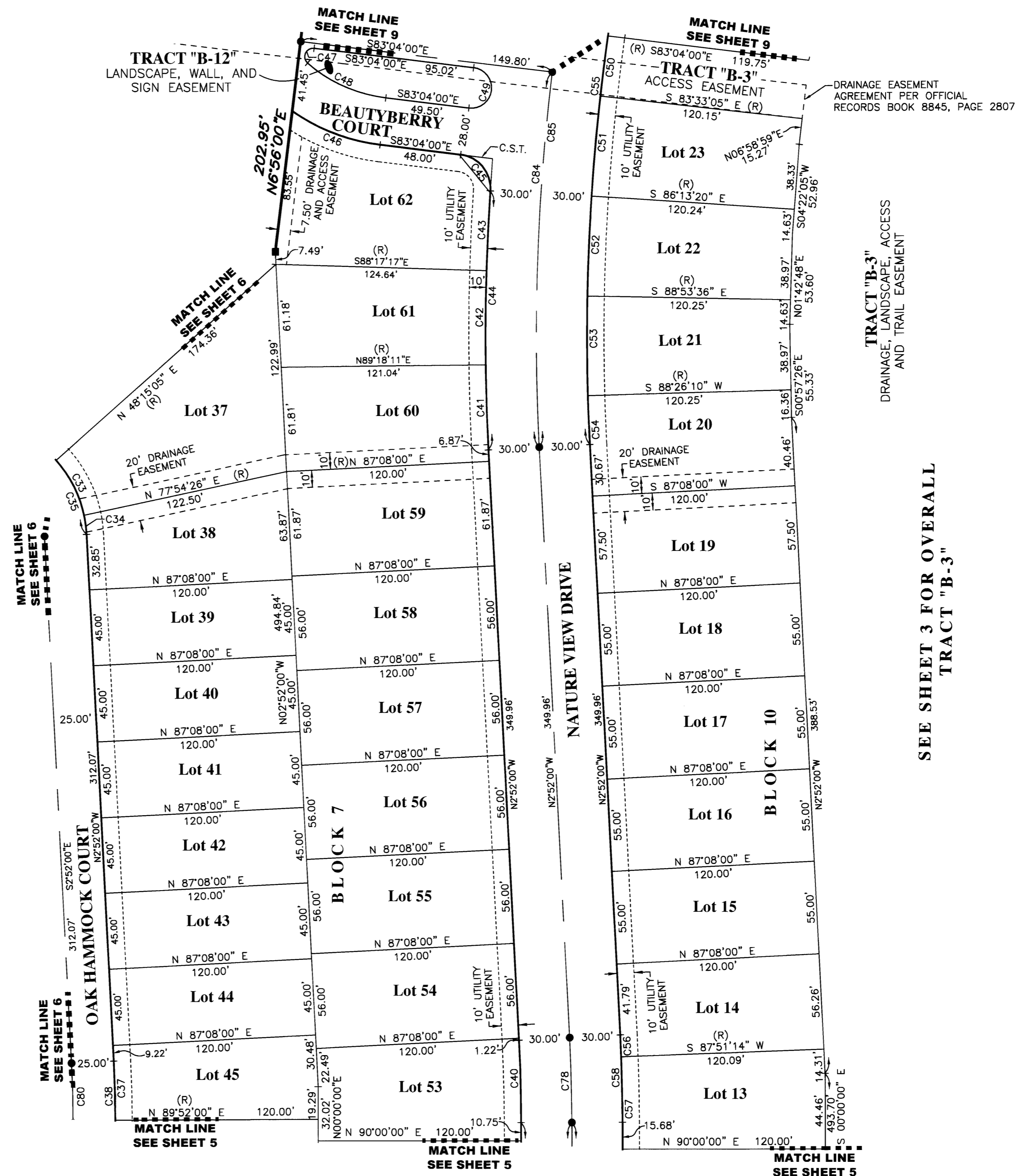
C-205

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LONG LAKE RANCH VILLAGE 2 PARCELS A-1, A-2, B-1, B-2 AND E

LYING IN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C33	71.00'	29°39'21"	36.75'	36.34'	S 26°55'14" E
C34	71.00'	9°13'34"	11.43'	11.42'	S 07°28'47" E
C35	71.00'	260°08'39"	322.37'	108.66'	S 47°03'41" W
C37	730.00'	2°44'00"	34.83'	34.82'	N 01°30'00" W
C38	730.00'	2°52'00"	36.52'	36.52'	N 01°26'00" W
C40	970.00'	2°52'00"	48.53'	48.53'	N 01°26'00" W
C41	1330.00'	2°10'11"	50.37'	50.36'	N 01°46'54" W
C42	1330.00'	2°24'32"	55.92'	55.91'	N 00°30'27" E
C43	1330.00'	2°02'12"	47.28'	47.27'	N 02°43'49" E
C44	1330.00'	6°36'55"	153.56'	153.47'	S 00°26'27" W
C45	20.00'	86°48'55"	30.30'	27.49'	N 39°39'33" W
C46	114.00'	28°13'25"	56.16'	55.59'	S 68°57'18" E
C47	5.00'	145°48'29"	12.72'	9.56'	S 24°01'45" W
C48	86.00'	34°11'31"	51.32'	50.56'	S 65°58'15" E
C49	12.00'	180°00'00"	37.70'	24.00'	N 06°56'00" E
C50	1270.00'	1°36'46"	35.75'	35.75'	N 07°15'18" E
C51	1270.00'	2°40'15"	59.20'	59.20'	N 05°06'47" E
C52	1270.00'	2°40'15"	59.20'	59.20'	N 02°26'32" E
C53	1263.34'	2°41'05"	59.20'	59.19'	N 00°13'43" W
C54	1270.00'	1°18'10"	28.88'	28.88'	N 02°12'55" W
C55	1270.00'	19°47'18"	438.62'	436.44'	S 07°01'39" W
C56	1030.00'	0°43'14"	12.95'	12.95'	N 02°30'23" W
C57	1030.00'	2°08'46"	38.58'	38.58'	N 01°04'23" W
C58	1030.00'	2°52'00"	51.53'	51.53'	N 01°26'00" W
C78	1000.00'	2°52'00"	50.03'	50.03'	N 01°26'00" W
C84	1300.00'	9°48'00"	222.35'	222.08'	S 02°02'00" W
C85	1300.00'	19°47'18"	448.98'	446.75'	S 07°01'39" W



SEE NOTE ON SHEET 3 OF 9 FOR BASIS OF BEARINGS

NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (P.C.P.) Permanent Control Point LB7768
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - O.R. Official Records Book
 - P.B. Plat Book
 - Pg. Page
 - C.S.T. Clear Sight Triangle (See Sheet 2)

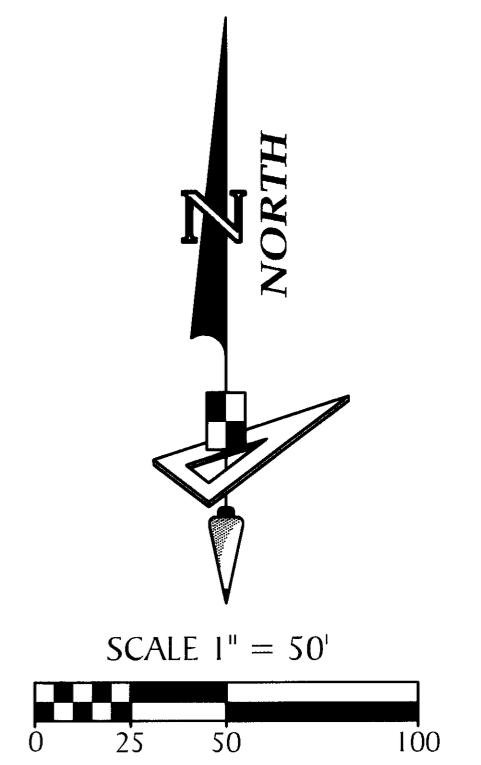


PHOTO EVIDENCE SHEET – Stormwater Easement Drainage Issue



Prepared by: Sharri Hoye, Lutz, FL 33558
Date: May 2026

*This did not exist before the pool and turf installation.
The drainage pattern has changed. The easement is not
functioning as designed. We need to find the source and
make it right again.
Please .*

1. Pre-Issue Conditions (2024)

Caption: Easement alongside property draining normally. No standing water. Soil firm. Irrigation system functioning without sinking heads.



2. Initial Change After Pool Installation (April 2024)

Caption: Didn't notice much of a change right after the pool installation.



Easement Slope



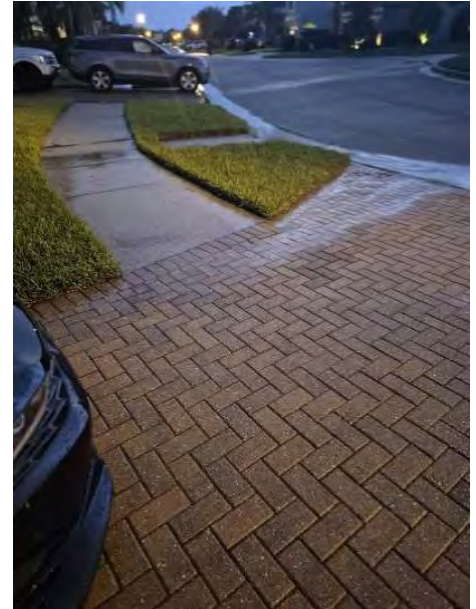
3. Water Flow Direction Shift

Caption:

Water now migrating toward my property instead of flowing through the easement as originally designed.



*Picture taken August 2024
after a rain storm water
beginning to cross over
our sidewalk and driveway
prior to the turf being
installed*



4. Astroturf Weeds and Dog waste – August 5, 2025

Caption:

The neighbor’s artificial turf absorbs 0% moisture, causing all stormwater, including dog urine and fecal residue — to run off laterally into my yard. Because the turf was installed inside the drainage easement, this runoff now carries pet waste directly into the stormwater system.



January 10, 2025

5. Standing Water in Easement (2024–2025)

Caption: Drainage pattern shifts noticeably after turf installation. Water begins crossing over the sidewalk and half way across our driveway after routine rainfall.



6. Worsening After Artificial Turf Installation (Late 2024 - Early 2025)

Caption:

Persistent standing water in stormwater easement after normal rainfall. No hurricanes in 2025.

July 4, 2025



August 26, 2025

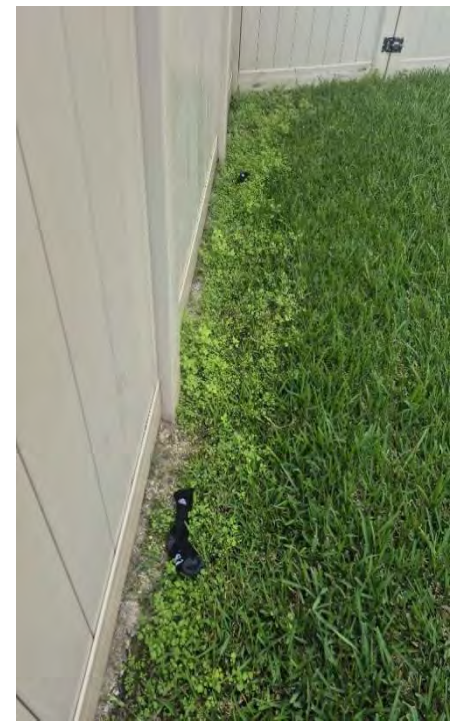


Standing water, turf materials under the fence line, dollar weeds growing under the fence, killing our grass along with holes.

August 7, 2025



December 2025

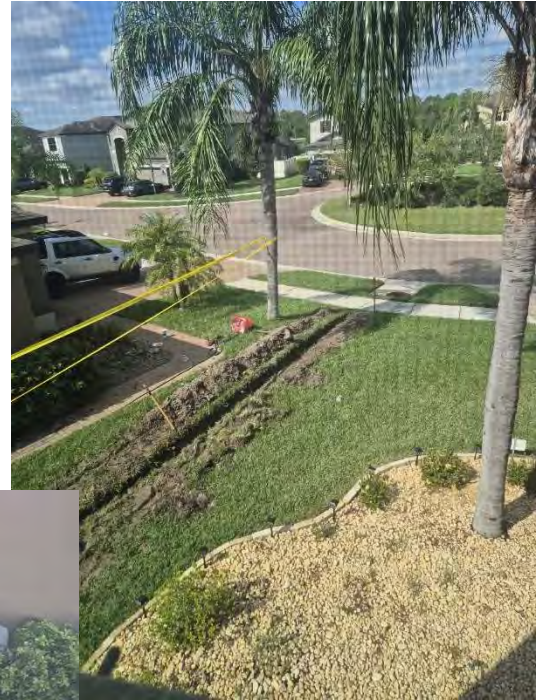


7. French Drains Installed Inside Stormwater Easement Along Shared Fence Line

Caption: French drains installed in neighbor's backyard and front yard, he states "He installed a French drain from the very back of my property to the very front where the drainage box you see is at the front of my property. The drainage is 3 feet down and 1 foot into my property from the easement. I don't have a work order." He has ignored several email attempts to have his drain specialist provide me with a written detail itemized list of things he did in hopes of figuring out where all this moisture is coming from. Last response from him was April 23, 2026.



*August 2025 / Owner says
it is placed 3 ft under the
ground and 1 foot into his
easement*



July of 2025, James and I showed Matt our back yard and advised what his landscaping was doing. We asked him to please make our yard whole again. August 6, 2025, I asked Walter, owner of Dirty Work Landscaping, to send me the recommendations he had. I also asked Matt and never received anything. This is what they did. Dumped dirt from their job next door and left it as the picture is taken. No sod to repair the dead grass and no elevation to the low spot as mentioned. Reached out to Walter via text on September 15, 2025, and had no response.



8. Evidence of Long-Term Moisture (Fungus/Root Issues) and Current Condition

Caption:

Lawn company noted fungus and root issues consistent with chronic moisture and poor drainage.

Photo Placeholder:

*Documented by
Keepers of The
Green this is 100%
Fungus by William
First detected by
Jerimiah early April*



8. Photo 2: We placed a small line of decorative rock on our side only after water intrusion from the neighboring property killed our grass; the rocks are permeable, non-structural, and do not alter drainage or the easement in any way. We will remove all rocks if need be.

9. Soil Saturation, soft ground and sunken Irrigation Heads

Soil remains saturated and soft for extended periods. Ground conditions are inconsistent with normal yard drainage. Multiple irrigation heads found below grade.

*Documented by
Tampa Bay Irrigation
Services, Jared*



Upon arrival at the location, a comprehensive walkthrough was conducted in the presence of the client. During this inspection, we communicated an ongoing structural concern regarding the grade beneath the sod. A preliminary report from the lawn company indicated potential issues with fungus or root development, which have yet to be conclusively determined but are being considered in relation to the overall condition of the lawn. To address the possibility of inadequate coverage from the irrigation system, adjustments to the zone 3 pop-up sprays were necessary.

During the initial inspection of the system, all zones were thoroughly analyzed and reported to be functioning properly from the timer/clock unit, subsequently tested by zone. While activating zone 3, it was observed that all pop-up spray heads in the front yard area were significantly below grade, resulting in inconsistent spray patterns. The majority of the spray nozzles exhibited signs of considerable wear or obstruction.

In zone 5, identified as a mixed spray and rotor zone, one rotor was found to be below grade, and a pop-up spray head located on the edge of the lanai planting bed required adjustment and relocation.

Upon completion of the analysis, all pop-up spray heads within zone 3 were raised to grade and leveled to ensure even coverage. The relocation of four heads was executed to enhance the efficiency of spray patterns and achieve edge-to-edge coverage of the sod. Heads that were significantly below grade were updated with flexible lines and new components to facilitate future adjustments and ensure component longevity. Zone 3 was subsequently tested and cleared of any potential debris. The spray heads were fitted with new nozzles to ensure adequate coverage and spray efficiency. The zone was then tested and adjusted in the presence of the client, demonstrating a marked improvement in coverage.

10. Soil Moisture Meter Readings – May 2, 2026 (Before Rain Event)

Caption:

Soil moisture meter readings taken across the entire property and along both sides of the fence line on Saturday, May 2, 2026 — **prior to any rainfall** — showed **no ‘Dry’ readings anywhere**. All readings were either **‘Moist’ (4–6)** or **‘Wet’ (8–10)**. Probe inserted fully to 7 inches with no resistance, indicating saturated soil conditions during drought and with irrigation off.



Backyard

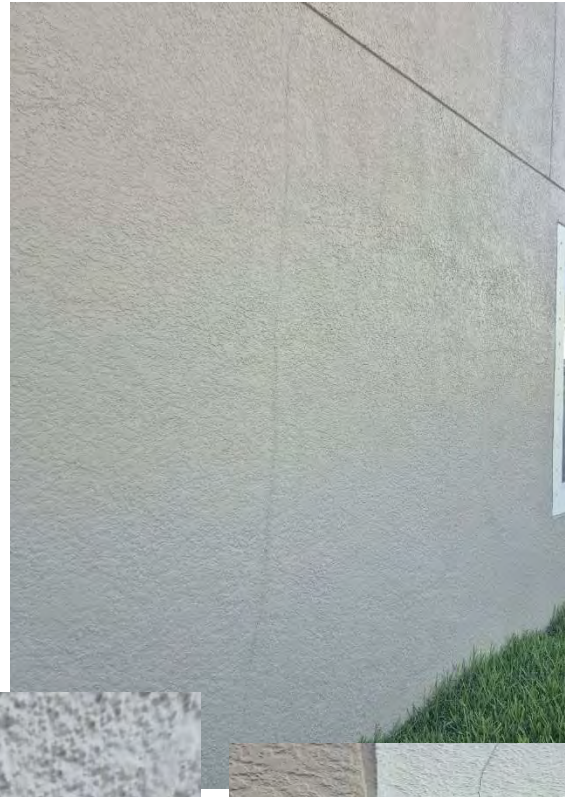


Front yard



11. Newly Observed Foundation Cracks Identified During Soil Meter Inspection

Caption: While conducting soil meter readings on May 15, 2026, I observed new structural cracking along the side of the easement. The original crack was a single vertical fracture previously noted months earlier. However, during this inspection, I noticed horizontal cracking.

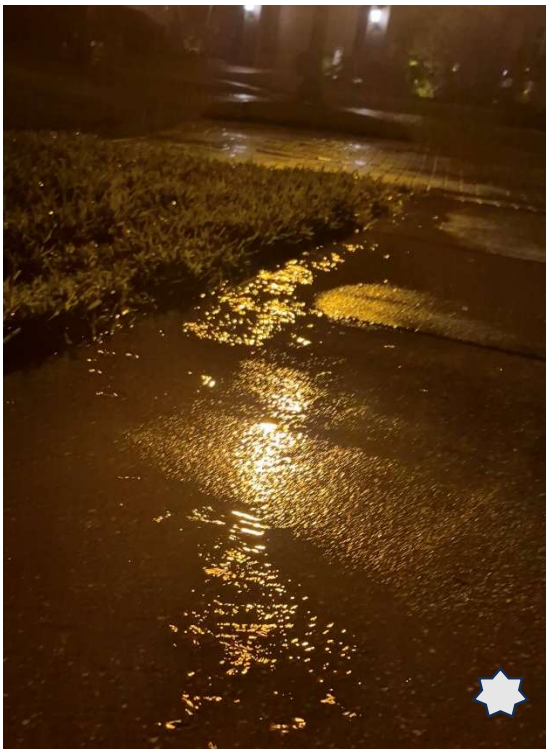


Vertical cracks visible on top two photos. Bottom photo shows the horizontal cracks along the base of the house

Cracks along the window frame

12. Water Retention, Basin Overflow, and Malfunctioning French Drains – May 26, 2026

Caption: Documented ongoing water retention and drainage system malfunction, including repeated overflow of the neighbor-installed water basin, improper discharge onto the sidewalk and into my front lawn, and persistent pooling in the backyard easement. Despite minimal rainfall events, the French drains and basin fail to convey water to the street drain as intended. The water is forced out of the water basin onto the sidewalk runs towards my driveway then down my sidewalk while saturating my front yard.



Water Basin is on the right side of the sidewalk and street side is on the left.



EXHIBIT 28

RETURN TO AGENDA

AMENDMENT TO AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

THIS AMENDMENT TO AGREEMENT FOR DISTRICT MANAGEMENT SERVICES (“Amendment”) is made and entered into, by and between:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 (“**District**”); and

HAVEN MANAGEMENT SOLUTIONS, LLC, a Florida limited liability company, whose mailing address is 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746 (“**Consultant**”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and the Consultant previously entered into that certain *Agreement for District Management Services*, dated December 16, 2025 (“**Agreement**”); and

WHEREAS, the District and the Consultant now desire to amend the Agreement to add an hourly administrative assistant rate to Exhibit B – Schedule of Fees.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Consultant agrees as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.

2. AMENDED EXHIBIT B – SCHEDULE OF FEES. The parties agree that the Agreement is hereby amended to include an administrative assistant rate of \$90.00 per hour to **Exhibit B (“Schedule of Fees”)**, attached hereto and incorporated herein.

3. AFFIRMATION OF THE AGREEMENT; CONFLICTS. The District and the Consultant agree that nothing contained herein shall alter or amend the parties’ rights and responsibilities under the Agreement, except to the extent set forth herein. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Consultant, both the District and the Consultant have complied with all the requirements of law, and both the District and the

Consultant have full power and authority to comply with the terms and provisions of this instrument.

5. EFFECTIVE DATE. This Amendment shall be effective as of May 4, 2026

WHEREFORE, the parties below execute the *First Amendment to District Management Services Agreement*.

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: Chairman or Vice Chairman

HAVEN MANAGEMENT SOLUTIONS, LLC

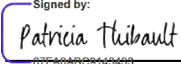
Signed by:

By: Patricia Thibault
Its: Manager

EXHIBIT: Exhibit Amended Schedule of Fees

EXHIBIT B TO DISTRICT MANAGEMENT SERVICES AGREEMENT
Amended Fee to Be Added to Schedule of Fees

Administrative Assistant Services (e.g., related to public records requests or otherwise)	Hourly	\$90 per hour
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Exhibit B – Schedule of Fees

Standard Services: billed monthly pursuant to the following schedule:

Standard Service Description	Annual Amount	Monthly Amount	Fees per Fiscal Year (for first 3 years) ¹			
			FY 2026 Term <i>(Prorated: 12/16/2025 – 9/30/2026)</i> ³	FY 2027 Term <i>(10/1/2026 – 9/30/2027)</i>	FY 2028 Term <i>(10/1/2027 – 9/30/2028)</i>	FY 2029 Term <i>(Prorated: 10/1/2028 – 12/15/2029)</i>
Management ²	\$15,000	\$1,250.00	\$11,895	\$15,000	\$15,000	\$4,355
Administrative	\$5,000	\$416.67	\$3,965	\$5,000	\$5,000	\$1,452
Accounting	\$10,000	\$833.33	\$7,930	\$10,000	\$10,000	\$2,903
Assessment Revenue Collection and Reporting	\$5,000	\$416.67	\$3,965	\$5,000	\$5,000	\$1,452
Dissemination Agent	\$3,000	\$250.00	\$2,379	\$3,000	\$3,000	\$871
Field Management	\$5,000	\$416.67	\$3,965	\$5,000	\$5,000	\$1,452
TOTAL	\$43,000	\$3,583.33	\$34,099	\$43,000	\$43,000	\$12,484

¹ Consultant agreed to hold its price for the first three (3) years (i.e., thirty-six (36) consecutive months) of the Agreement, which includes prorated portions of FY 2026 and FY 2029. All or part of any Renewal Terms after 12/15/2029 shall be billed pursuant to the fees provided for the Annual Amount above, unless otherwise agreed to by the Parties as provided for in the Agreement. Includes administrative fee or fixed miscellaneous fees to cover all supplies or services to support District Management; except office expenditures for mass mailings, notices, overnight delivery, and reproduction costs in excess of \$50.00 will be billed to the District at cost. Agenda packages in paper (production, printing, binding, delivery) will be billed to the District at cost (approx. \$60 per meeting).

² District Manager will attend up to 15, 4-hour CDD meetings per year. Extended meetings, beyond the 4 hours in length or additional meetings in excess of 15 per year will be at a fee of \$125 per hour billed in 15-minute increments. For any offsite storage, the District will be billed directly for storage.

³ FY 2026 Term and FY 2029 Term rates are based on the Annual Amount prorated based on the dates shown above, and represent the amounts payable for only those portions of the respective FY Terms.

Additional Services:

Additional Services and Expenses: Our standard monthly fee is intended to be all-inclusive for routine management tasks. However, if your District requires additional one-time projects or specialized services beyond the usual scope, we can accommodate those at either an hourly rate or a fixed project fee. For example, overseeing a major capital project or facilitating a complex insurance claim might incur separate fees, which would be discussed and agreed upon in advance. We are transparent about any such costs. Likewise, certain direct costs – such as bulk mail postage for mailing out annual meeting notices, printing of large packets, or required legal advertisements in newspapers – are typically passed through at cost. At this time, there are no expected out-of-pocket expenses.

Description	Fee Basis	Fee Budget
Additional Meetings	Hourly	\$125 per hour with a 15-minute minimum increment for meetings in excess of the 15 meetings per year
Extended and Continued Meetings	Hourly	\$125 per hour with a 15-minute minimum increment for meetings in excess of 4 hours.
Services related to correction and/or modification of any District actions prior to December 1, 2020, including prior year's financial audits.	Per Occurrence	Upon Request
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to Special Assessment Allocation Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests Requiring Significant Effort to Fulfill	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

Additional Third-Party Services:

Estoppel Letter	Per Occurrence	\$150 (non-foreclosure related)
Pre-Payment Collections	Per Occurrence	Upon Request
Lien Releases	Per Occurrence	Upon Request