District: **LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

Zoom Link
Phone: 1-305-224-1968
Meeting ID: 939 4671 5244
Passcode: 751858

AGENDA

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

I. Call to Order/ Roll Call

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

III. Supervisor Comments

IV. Professional Vendor Presentations

A. Red Tree Landscape

1. Landscape Maintenance Report **EXHIBIT 1**
2. Irrigation Report **EXHIBIT 2**
3. Field Maintenance Report **EXHIBIT 3**
4. Consideration to Accept Landscape Enhancement Proposal from Red Tree:
   - Revised – Center Median: Long Lake Ranch Boulevard & Sunlake Boulevard - $5,225 **EXHIBIT 4**
   - Amenities Center Parking Lot – Finger Islands - $18,500 **EXHIBIT 5**

B. District Engineer - Stantec

1. Discussion of Oak Hammock-Nature View Drive Fence **EXHIBIT 6**
2. Discussion on 18920 Beautyberry Drainage Review **EXHIBIT 7**
3. Consideration of ADS Proposal for Beautyberry Remediation *(to be distributed)* **EXHIBIT 8**
4. Consideration of ADS Proposal for French Drain *(to be distributed)* **EXHIBIT 9**

C. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log — **EXHIBIT 10**

D. District Counsel

1. Consideration of District Engineering Services Agreement with Stantec — **EXHIBIT 11**

V. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report — **EXHIBIT 12**

B. Basketball Resurface Project

1. Basketball Court Resurface
   - Lawson Courts – 1 Basketball Court - $15,000 — **EXHIBIT 13**
   - Court Project – $30,378.50 — **EXHIBIT 14**
2. Tree Replacement
   - Red Tree - $15,180 — **EXHIBIT 15**
3. Basketball Court Center Bubbler
   - Red Tree - $2,650 — **EXHIBIT 16**

C. Discussion on District Signage (15 Signs Required)

1. Consideration for Acceptance – Proposal from Southlake Signs — **EXHIBIT 17**
2. Consideration for Acceptance – Proposal from Architectural Signs — **EXHIBIT 18**
3. Long Lake Ranch CDD Quad Map — **EXHIBIT 19**

D. Consideration to Approve Gulf Coast Sealcoat Proposal- $1,600 — **EXHIBIT 20**

E. Discussion of Inappropriate Towing

F. Consideration to Approve 813 Towing Services Proposal — **EXHIBIT 21**

VI. Financial & Administrative Matters

A. Consideration for Acceptance of May, 2026 Unaudited Financial Statement — **EXHIBIT 22**

B. Presentation of Check Details for May 2026 — **EXHIBIT 23**

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 04, 2026 — **EXHIBIT 24**

D. Presentation of Approval Listing – FY 2026 — **EXHIBIT 25**

VII. Staff Reports

A. District Manager

1. Presentation of the Long Lake Ranch Annual Financial Report **EXHIBIT 26**
2. Letter to the Board – Berger, Toombs, Elam, Gaines & Frank CPA **EXHIBIT 27**

VIII. Other Introduced Items

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

redtree
Landscape Systems

The New Standard in Landscape Maintenance

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www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
June 2026

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

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

Grounds Maintenance

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

Irrigation

- Irrigation inspection has been completed for the month of June.

Landscape

- Summer rotation of annuals was installed.
- Tree lifting completed at Foxtail and continuing throughout property.
- Approved Viburnum installation has been scheduled for next week.

Pest Control / Fertilization

- IPM and fertilization applications completed 6/25.

Proposals

- Firebush proposal has been re-submitted for approval.

Work Orders / Service requests

- Please do not hesitate to 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 2

RETURN TO AGENDA

redtree Landscape Systems

***

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June 2026

Date: Jun 08, 2026 7:23 am
Inspector: Tah'ree Williams

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

Controller	
Name	Clubhouse
Location	
Model	SL9600TW
Modules	48
Controller ID	240267

Water Days as of Jun 08, 2026	
Program A	Thur
Program B	
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D- Westside of pool	Pass									
2	S- Westside of pool	Pass									
3	D - Front of pool ,annuals	Pass									
4		Pass									
5	S- Eastside of pool, inside gate	Pass									
6	S- East fence and barbeque area	Pass									
7	D- Pool	Pass									
8	D- Eastside	Pass									
9	S- South of tennis courts	Pass									
10	R- Around tennis courts	Pass									
11	S- North and west tennis courts	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
12	S- Around basketball court	Pass									
13	S - Mailboxes	Pass									
14	D - Dog park	Pass									
15	B- Basketball court	Pass									
16	S- South of dog park	Pass									
17	S- Northwest of dog park	Pass	1								
[Clogged Nozzle] 1 nozzle											
18	NA	Pass									
19	R- Around playground	Pass									
20	D- Southwest side by playground	Pass						1			
21	D- Entrance sign, annuals	Pass									
22	S- Entrance side by sign	Pass									
23	R- By Silvergrass sign	Pass									
24	R- By small playground	Pass									
25	R- West of small playground	Pass									
26	S- Around canopy, inside gate	Pass			1						
[Broken Head] 1 6” rain bird spray											
27	S- West end of parking lot	Pass									
28	S- North end of parking lot	Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									

Zone #17 (Clogged Nozzle) - 06-08-26 10:21 am CDT



Zone #20 (Broken Drip or Micro Spray) - 06-08-26 8:51 am CDT



redtree Landscape Systems

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June 2026

Date: Jun 08, 2026 8:34 am
Inspector: Domnic DiMatteo

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

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

Water Days as of Jun 08, 2026	
Program A	Mon
Program B	Every day of the week
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone 1	Pass									
New decoder and solenoid											
2		Pass									
3	Annuals & maxi roundabouts	Pass						6			
4	Maxi roundabouts	Pass						5			
5	Zone 5	Pass						1			
6		Pass									
7		Pass									
8		Pass									
9		Pass									
10		Pass									
11	D blvd	Pass						3			
New splice and gel caps											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
12	D blvd	Pass									
New splice and gel caps											
13		Pass									
14	Zone 14	Pass									
New decoder and solenoid											
15	Zone 15	Pass									
16	Zone 16	Pass						8			
8 drip coupling											
17		Pass									
18	D. Blvd	Pass						4			
19		Pass									
20	D-off	Pass									
21	D-off	Pass									
22	Roseate dr bot	Pass									
23		Pass									
24		Pass									
25		Pass									
26	Zone 26	Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									

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

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
61		Pass									
62		Pass									
63		Pass									
64		Pass									
65		Pass									
66		Pass									
67		Pass									
68		Pass									
69		Pass									
70		Pass									
71		Pass									
72		Pass									
73	The back gate of primrose bot	Pass									
74		Pass									
75		Pass									
76		Pass									
77		Pass									
78		Pass									
79		Pass									
80		Pass									
81		Pass									
82		Pass									
83		Pass									
84		Pass									
85		Pass									
86		Pass									

Zone #1 - 06-10-26 3:54 pm CDT



Zone #3 - 06-08-26 8:53 am CDT



Zone #3 - 06-08-26 8:56 am CDT



Zone #3 - 06-08-26 6:57 pm CDT



Zone #3 - 06-08-26 6:59 pm CDT



Zone #3 - 06-08-26 6:59 pm CDT



Zone #3 - 06-08-26 6:59 pm CDT



Zone #4 - 06-08-26 8:34 am CDT



Zone #4 - 06-08-26 8:35 am CDT



Zone #4 - 06-08-26 8:36 am CDT



Zone #4 - 06-08-26 7:00 pm CDT



Zone #4 - 06-08-26 7:00 pm CDT



Zone #5 - 06-10-26 3:28 pm CDT



Zone #7 - 06-11-26 5:55 am CDT



Zone #11 - 06-10-26 3:57 pm CDT



Zone #11 - 06-10-26 4:00 pm CDT



Zone #11 - 06-10-26 4:00 pm CDT



Zone #11 - 06-10-26 4:00 pm CDT



Zone #12 - 06-10-26 3:55 pm CDT



Zone #14 - 06-10-26 3:56 pm CDT



Zone #18 - 06-10-26 2:09 pm CDT



Zone #18 - 06-10-26 2:13 pm CDT



Zone #18 - 06-10-26 2:13 pm CDT



Zone #18 - 06-10-26 4:01 pm CDT



redtree Landscape Systems

***

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June 2026

Date: Jun 08, 2026 1:32 pm
Inspector: Domnic DiMatteo

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

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

Water Days as of Jun 08, 2026	
Program A	Mon
Program B	Mon , Tue , Wed , Thur , Fri , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Zone 1	Pass									
2	Maxi at clock	Pass						1			
3	Zone 3	Pass									
4	Zone 4	Pass									
5	Zone 5	Pass									
6	Zone 6	Pass									
7	Zone 7	Pass									
8	Maxi misland round	Pass						6			
9	Zone 9	Pass									
10	R at pool	Pass									
11	S at pool	Pass									
12	D around building	Pass									
13	R by building	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	S foxtail homes	Pass				1					
15		Pass									
16		Pass									
17	S foxtail homes	Pass									
18		Pass									
19		Pass									
20		Pass									
21		Pass									
22		Pass									
23		Pass									
24		Pass									
25		Pass									
26		Pass									
27		Pass									
28		Pass									
29		Pass									
30		Pass									
31		Pass									
32		Pass									
33		Pass									
34		Pass									
35		Pass									

Zone #2 - 06-08-26 1:59 pm CDT



Zone #2 - 06-08-26 2:53 pm CDT



Zone #8 - 06-08-26 1:34 pm CDT



Zone #8 - 06-08-26 1:34 pm CDT



Zone #8 - 06-08-26 1:35 pm CDT



Zone #8 - 06-08-26 1:36 pm CDT



Zone #8 - 06-08-26 1:38 pm CDT



Zone #8 - 06-08-26 1:38 pm CDT



Zone #14 - 06-08-26 2:32 pm CDT



EXHIBIT 3

RETURN TO AGENDA



MONTHLY FIELD REPORT

Long Lake Ranch North Entry

- Turf stressed
- Annuals new
- Jasmine weedy





Serenoa North Entry

- Turf and Palm dry
- New Annuals irrigation may need to be checked
- Annual bed weedy








moto g stylus - 2025
Jun 23, 2026

- New Annuals, sections are dry
    - Hedge needs attention





Foxtail Amenity

- Wax Myrtle hedged trimmed
- Trees lifted
- Blue Daze stressed
- Beds need edging









Foxtail South Entry

- New Annuals, check dry spots
- Ligustrum need shaping
- Firebush outgrowing the signage





Common Areas

- Beds need edging
- Beds are weedy





Common Areas

- Hedges trimmed
- Weeds sprayed around walls and trash cans
-







- Common area beds are weedy
- Jasmine and African Iris are so comingled there's no definition
- Beds are undefined, need edging
- Dead plant material should be addressed

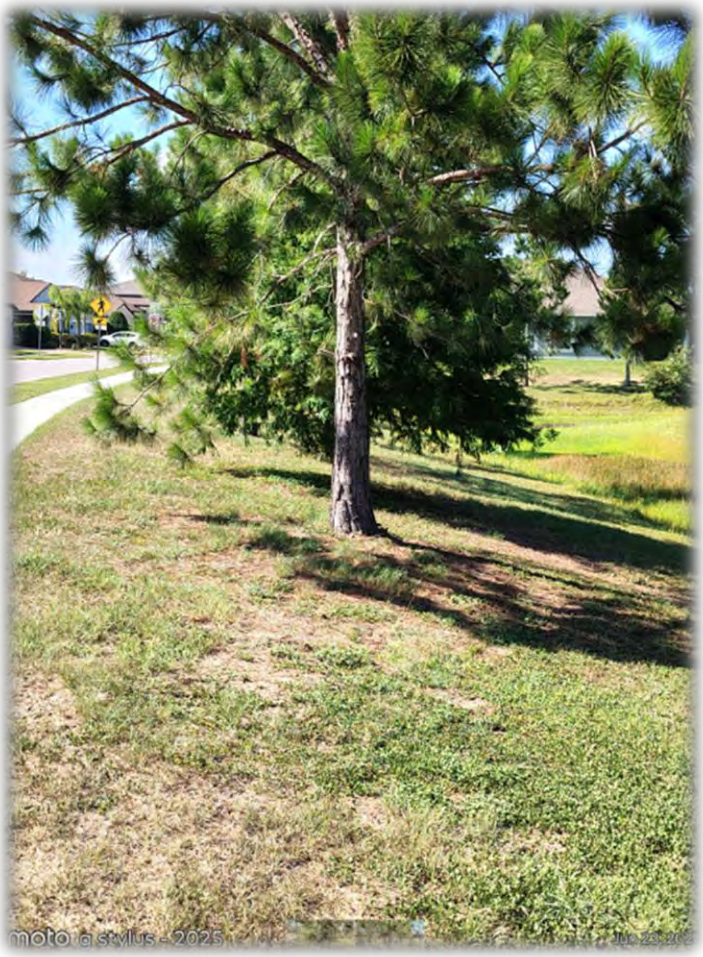



moto g stylus - 2025


moto g stylus - 2025

-Tree lifting has been done on some trees, look forward to it continuing.





Amenity Center

- Parking islands cleaned of stray / dead material
- Tree suckers need to be addressed
- Weeds by the park






moto g stylus - 2025
Jun 23, 2026


moto g stylus - 2025

Tennis Courts

- Perimeter needs edging and weed control






moto g stylus - 2025
Jun 23, 2026

- Islands need attention






moto g stylus - 2025
Jun 23, 2026

- Entry looks good
- New Annuals
- Clean
- Consistent






Silvergrass


Eelgrass

- New Annuals look good
- Bed weeds need attention





LLR BLVD South Entry

- New Annuals
- Turf stressed
- Plumbago should be burgundy not yellow, are they hungry, dry, or just old





Primrose Entry

- Crepe Myrtles are not going to make it. They should be removed



- Primrose & Peppergrass
- New Annuals look good
- Firebush needs shaping






Primrose
moto g stylus - 2025
Jun 23, 2026


Peppergrass
moto g stylus - 2025
Jun 23, 202

Primrose Common Area Island

- Clean, manicured, dead plant material should be cut back or removed
- Pink Muhly is nicely shaped / stacked





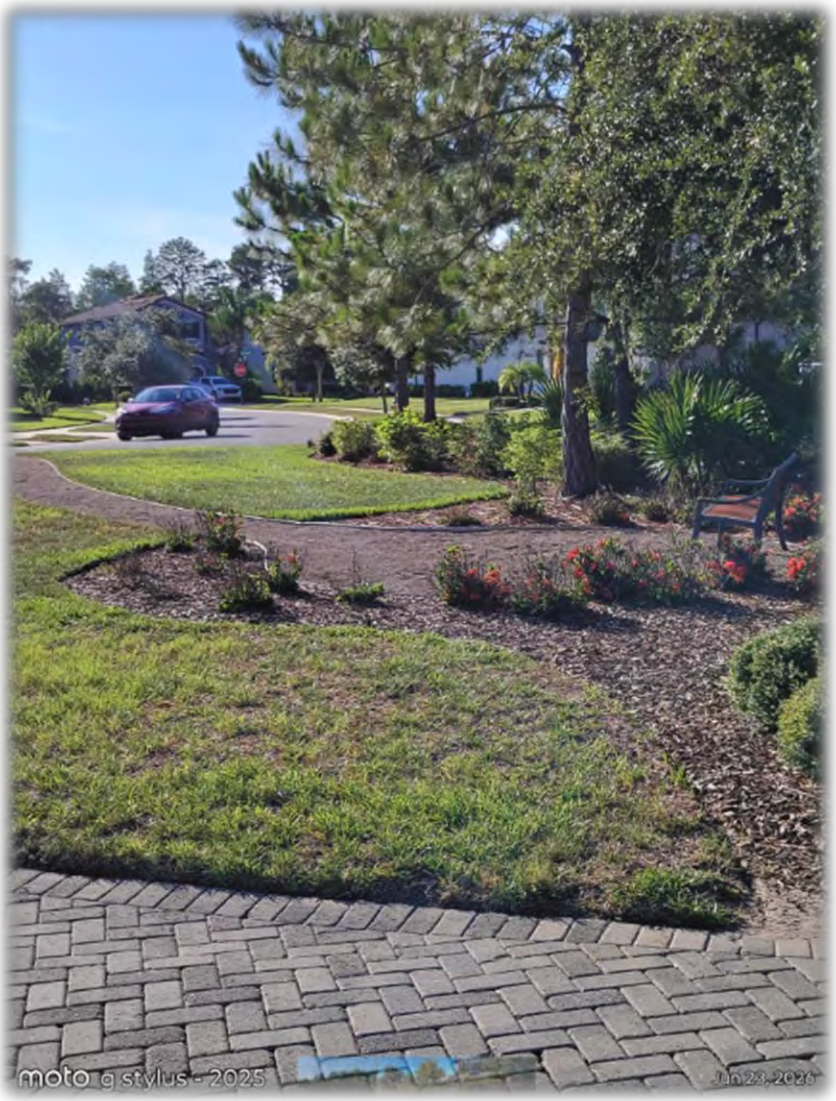

moto g stylus - 2025
Jun 23, 2026

EXHIBIT 4

RETURN TO AGENDA

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www.redtreelandscapesystems.com
5532 Auld Lane, Holiday FL 34690

Revised – Center Median: Long Lake Ranch Boulevard & Sunlake Boulevard

LANDSCAPE ENHANCEMENT PROPOSAL
for
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

June 22, 2026

***Scope of Work*:**

- Remove (150) Muhly Grass and prep the beds for new plant material.
- Install (150) 3-gallon Dwarf Firebush in the removal locations.
- Install (5) cubic yards of Coco Brown shredded mulch.

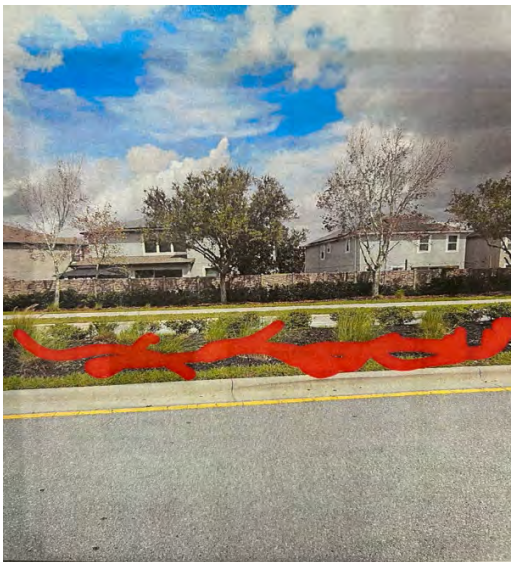










Total Cost: $5,225.00

Any irrigation modifications will be billed on a time-and-materials basis.

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

EXHIBIT 5

RETURN TO AGENDA

redtree
Landscape Systems
The New Standard in Landscape Maintenance
1.888.RED.TREE
www.redtreelandscapesystems.com
5532 Auld Lane, Holiday FL 34690

Amenities Center Parking Lot – Finger Islands

LANDSCAPE ENHANCEMENT PROPOSAL
for
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

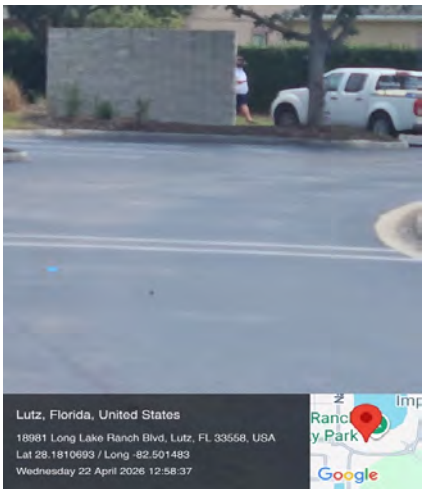
May 4, 2026

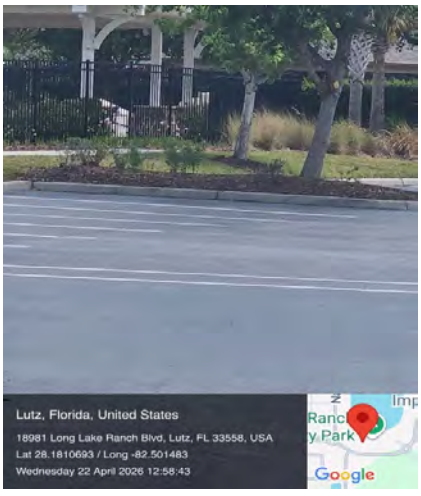
Scope of Work

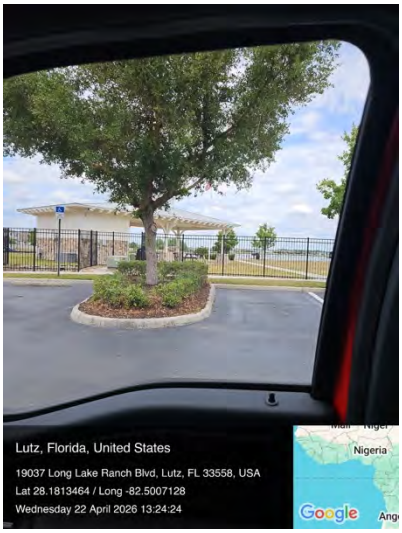
Amenities Center Parking Lot - 6 Finger Islands:

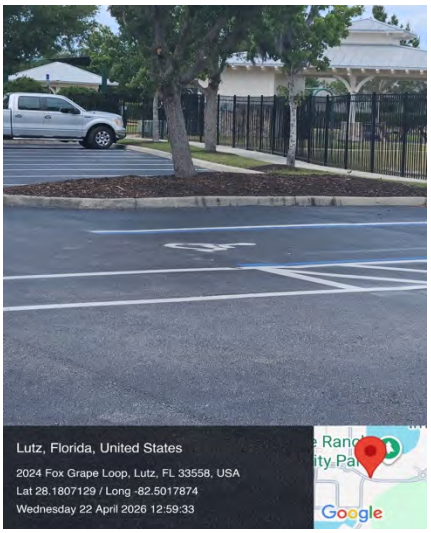
- Remove excess soil to expose the base of the main trunk to the top of the root structure.
- Remove existing bed plants.
- Level remaining bed soil.
- Install 5 cubic yards of shredded cocoa brown mulch.
- Dispose of plant debris and removed soil.
- Labor, hauling, and dumping fees included.













Total Cost: $18,500.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

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

EXHIBIT 6

RETURN TO AGENDA


1830 Easement Review
Fence Exhibit
Legend
1830 Oak Hammock Ct
Long Lake Ranch CDD
Approx. Location of Stormwater Manhole/42" RCP Pipe
Approx. Fence Location
1871 Nature View Dr
1830 Oak Hammock
1855 Nature View Dr
1826 Oak Hammock
Oak Hammock Ct
Nature View Dr
Google Earth
Image Landsat / Copernicus
N
100 ft

Easement Between 1866 and 1855



Oak Hammock Easement Block



FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

Stantec

Date: June 10, 2026
Field Observation Report Number: 2026-2
Project Name: Long Lake Ranch CDD – Review of Drainage Easement
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

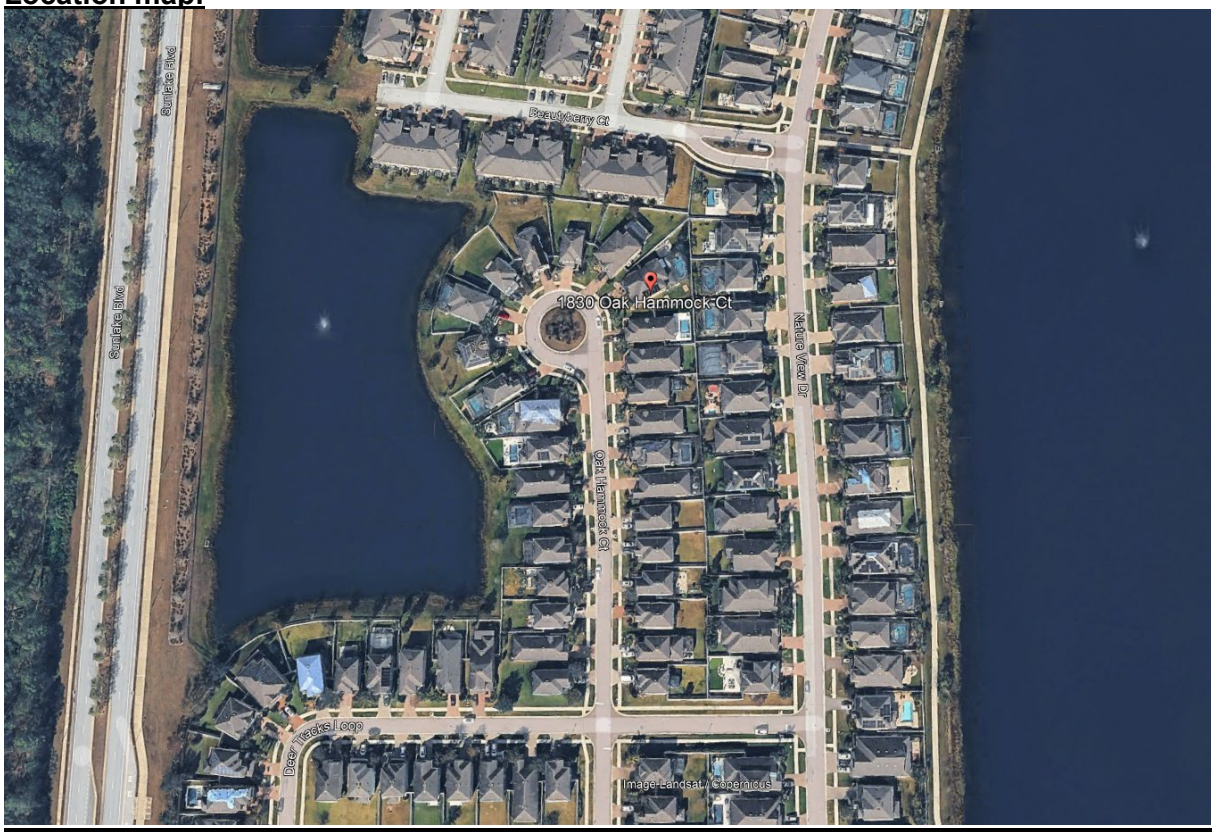
Description of Work Activity:
Location: (Street Names/MH#s, etc.) Long Lake Ranch CDD – Review of Drainage Easement

General: Stantec staff received a report of unauthorized installation of an underdrain within a Long Lake Ranch 20' Drainage Easement. It was also reported that yard inlets have been installed for the underdrain to improve the onsite drainage associated with the overall lot. Below is an exhibit showing the grading plans for the develop in this area. The drainage plan indicates a 42" RCP pipe is located within the drainage easement to convey stormwater to a pond located on the west side of the cul de sac. The 42" RCP pipe has a 20' drainage easement over the pipe for maintenance and access to the stormwater inlets for maintenance. Currently the easement access is blocked by fences and was not accessible during the onsite review. The drainage plan also indicates the grading for the lots is to be "Type A" which is from the rear of the lots to the street.
During our onsite review we documented that the underdrain was not connected to the stormwater inlet. A yard inlet was insetalled on the upstream side of the sidewalk and based on reports additional inlets may have been installed within the drainage easement. Also shown in the photo below is broken sidewalk adjacent to the yard inlet that was installed.
Generally permission is required through the Southwest Florida Water Management District (SWFWMD) to modify the existing permitted drainage plan. There are limitations and permissions required by the CDD due to having existing infrastructure located within the easement. Encroachment agreements are generally prepared by district council and executed by the CDD and resident to allow any improvements in drainage easaements. The underdrain may prohibit the district from accessing the existing pipe for repairs or maintenance. There is a stormwater manhole located at the rear lot line and is currently blocked by fences on both sides and was not accessible at the time of our onsite review.
Below is a location map showing the location of the easement as well as photos documenting the condition while onsite.

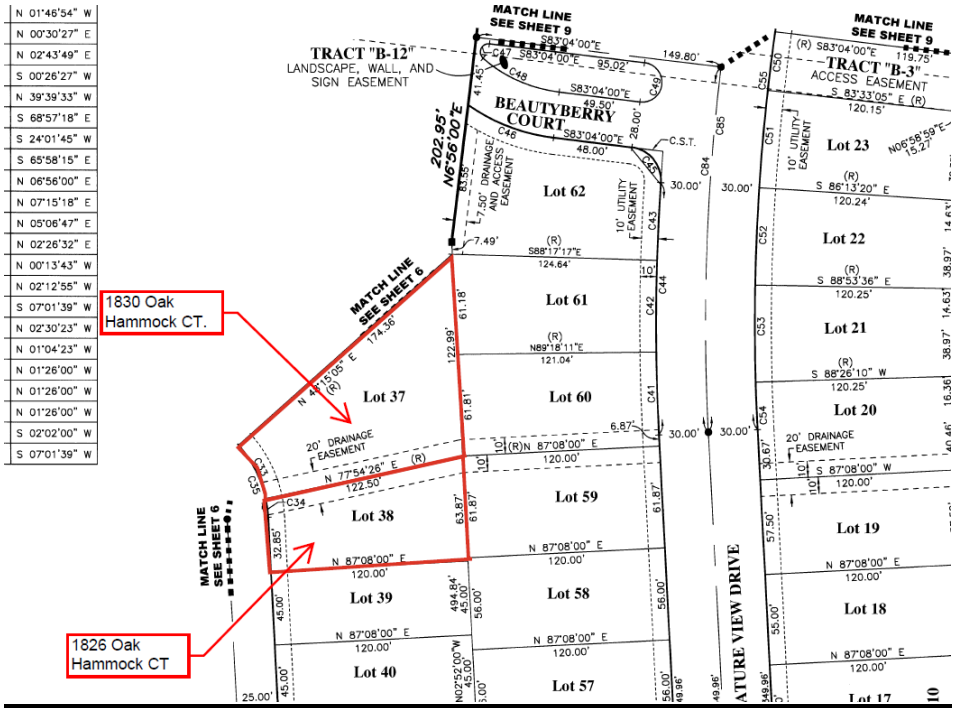
Report By: GJW

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

Location map:

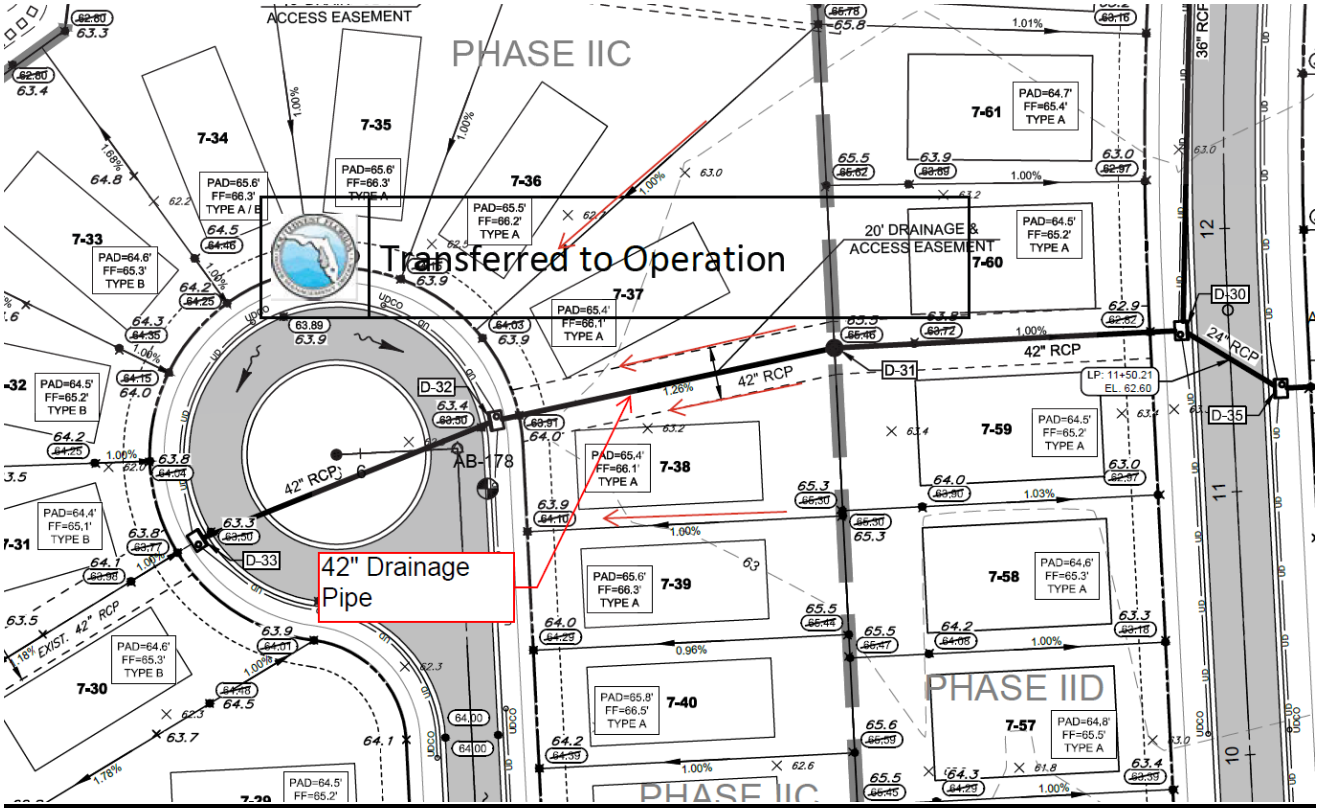


Plat Exhibit Plat showing 20’ Drainage Easement.

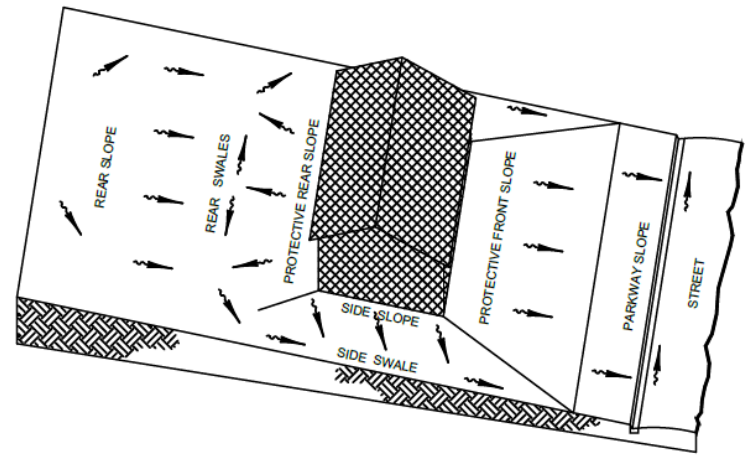


FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

Drainage Plan Exhibit: Draiange plan showing 42” RCP pipe through easement and grading.



Type A Grading Exhibit Grading from the rear of the lot to the street.



LOT GRADING TYPE "A"
ALL DRAINAGE TO STREET

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

Location 1: Photo documenting no connection to stormwater curb inlet.



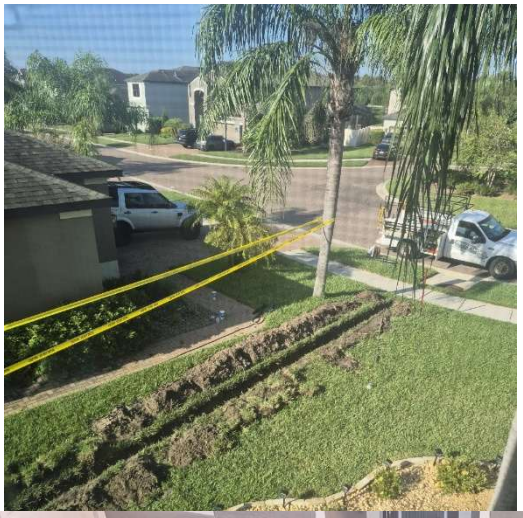
Location 2: Photo showing easement and inlet for outfall from underdrain.



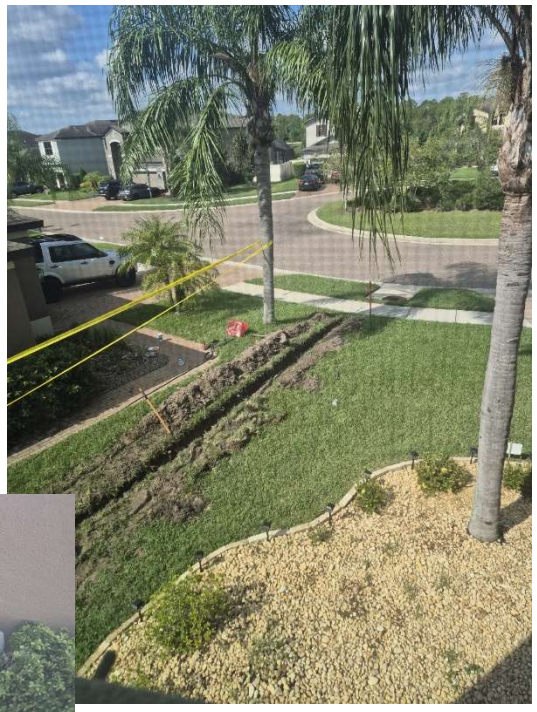
Resident Reported Information

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.

EXHIBIT 7

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:

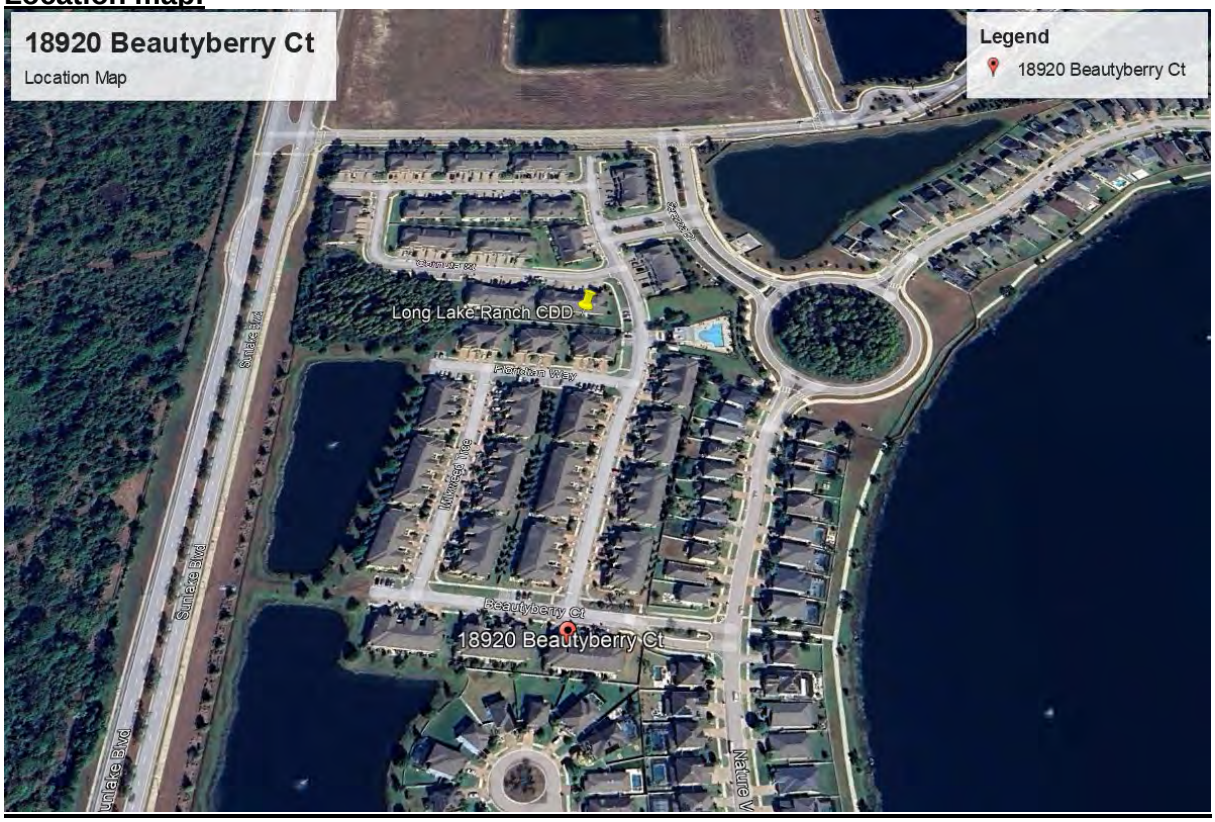


Photo 1: Photo showing downspout from roof gutters recently installed.



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

Photo 2: Photo showing pop up drain to releave 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.

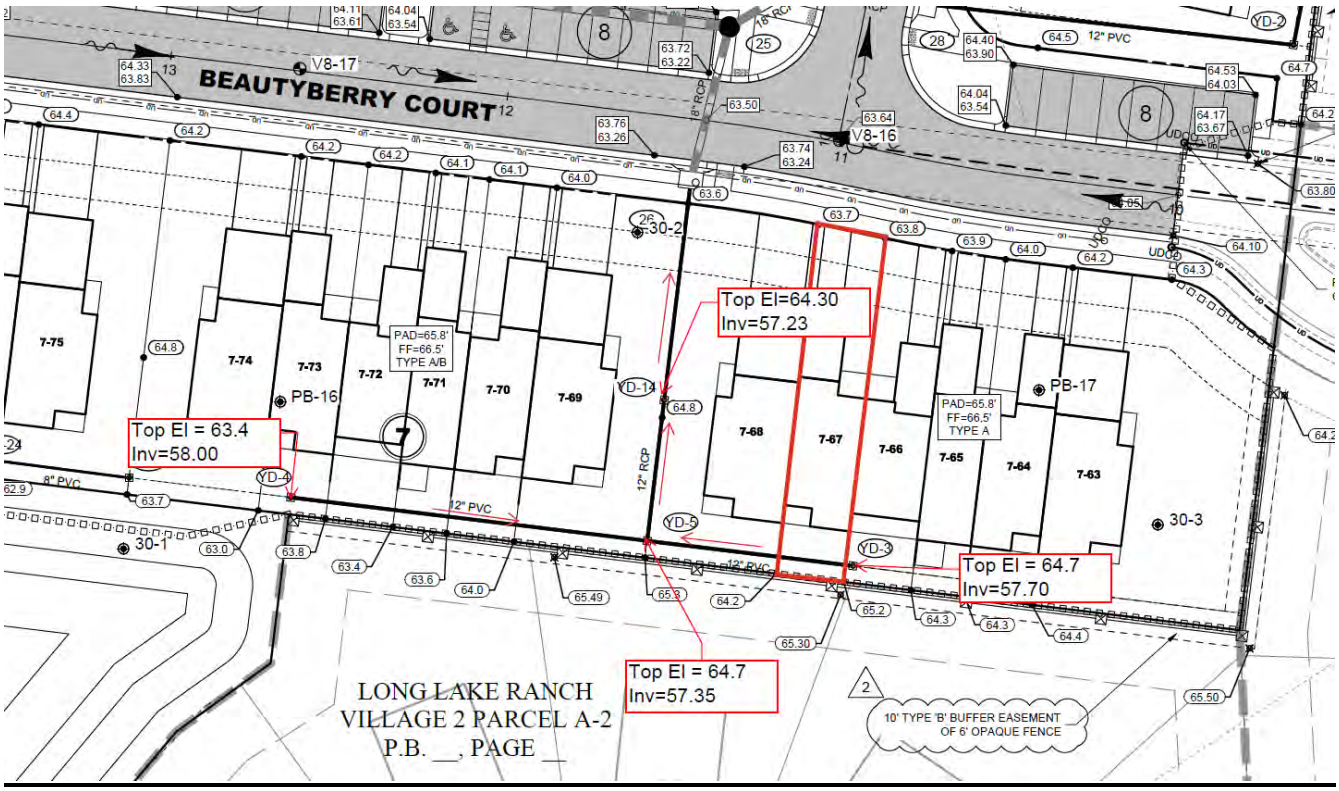


Photo 3: Photo looking west from property.



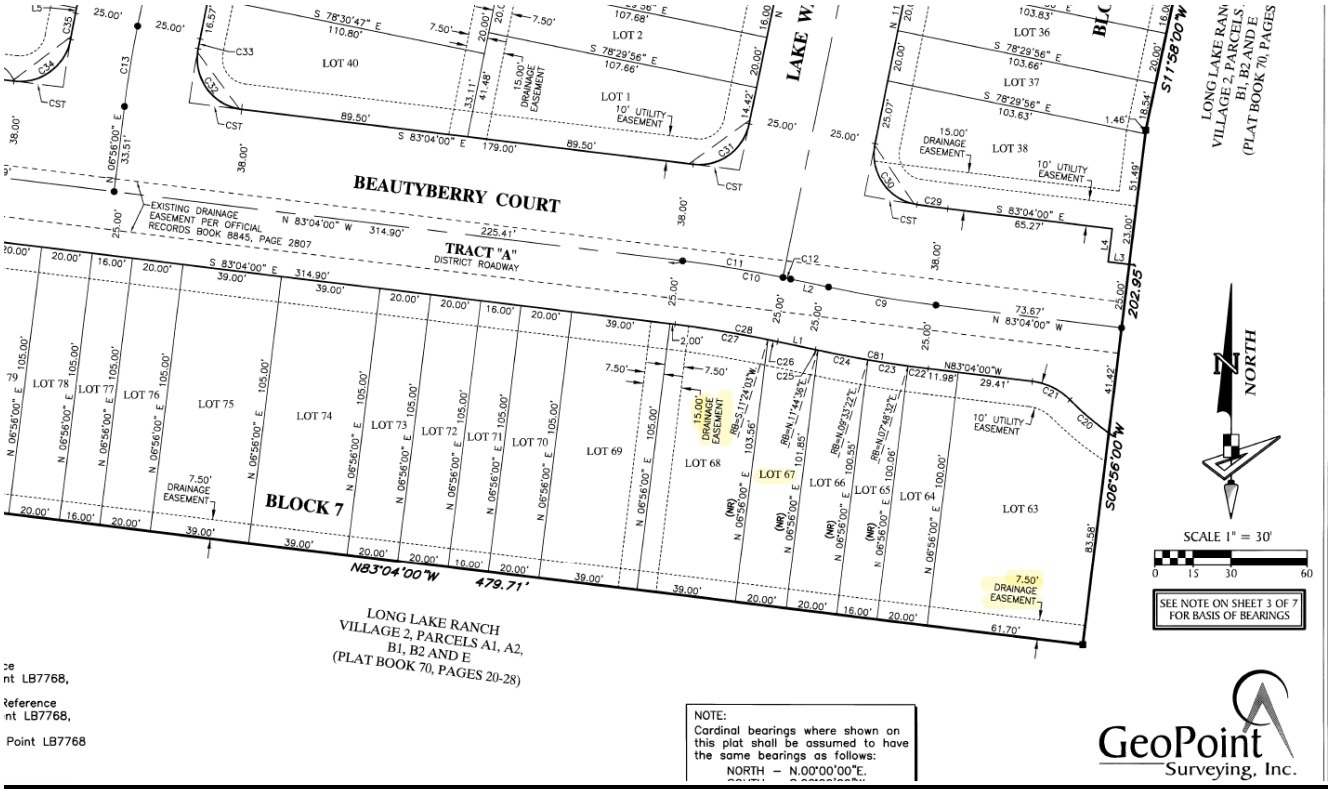
FIELD OBSERVATION REPORT
Long Lake Ranch CDD – 18920 Beautyberry Drainage Review

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.



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 8

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															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 effectiviness 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			
5/22/2026																										Field check.
5/27/2026							SM			G, L	G	G, L	G	SM			G	SM	SM						G,L	
5/28/2026																									M, SM	Clear fiberous mat in MES.
6/9/2026	G								G	G				G		G							G		G	
6/12/2026																							S, A			
6/19/2026	T	T	T	T, M	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T, M	T	T	T, M	T	T	Trash pickup all ponds.

EXHIBIT 9

RETURN TO AGENDA

EXHIBIT 10

RETURN TO AGENDA

EXHIBIT 11

RETURN TO AGENDA

TO: **Board of Supervisors ("Board")**
Long Lake Ranch Community Development District ("District")
FROM: **Sarah R. Sandy**
DATE: **June 25, 2026**
RE: **Interim Engineering Services Agreement with Stantec – Liability Limitation**

Included in your agenda package is the **Interim Engineering Services Agreement** with **Stantec**. This memorandum provides a status update on ongoing negotiations with Stantec regarding the liability limitation language in the Interim Engineering Services Agreement.

Background: In April 2026, the Board rejected Stantec's initial proposal to limit its liability under the Interim Engineering Services Agreement to Five Hundred Thousand Dollars ($500,000).

Current Development: Stantec has now proposed the following revised liability limitation language:

> *"To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the greater of the insurance limits set forth herein or One Million Dollars ($1,000,000)."*

Board Action Requested: The Board is asked to decide whether to accept Stantec's revised liability limitation language as set forth above. Please provide direction on this item.

INTERIM ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___ day of _____ 2026, 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 in Pasco County, Florida, with a mailing address of c/o Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 (the "**District**"); and

Stantec Consulting Services Inc., a New York corporation, with a mailing address of 380 Park Place Blvd., Suite 300, Clearwater, Florida 33759 (the "**Engineer**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190*, Florida Statutes* ("**Act**"); and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, financing, constructing acquiring, and/or maintaining certain infrastructure improvements and services within the District; and

WHEREAS, the District intends to employ Engineer on an interim basis to perform engineering, planning, and/or study activities, as defined by a separate work authorization or work authorizations; and

WHEREAS, Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

SECTION 1. RECITALS. The Recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Engineer will provide general engineering planning and/or study services, as authorized by one or more Work Authorization(s), hereinafter defined, including:

A. Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors ("**Board**");

B. Assistance in meeting with necessary parties involving bond issues, special reports, feasibility studies, permit inspection and/or compliance, or other tasks;

C. Any other items requested by the Board.

SECTION 3. REPRESENTATIONS. Engineer hereby represents to the District that:

A. It has the experience and skill to perform the services required to be performed by this Agreement;

B. It shall design to and comply with limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements;

C. It shall perform said services in accordance with generally accepted professional standard practices and procedures normally provided in the performance of the services at the time when and the location in which the services were performed, and to the extent consistent with the best interests of the District; and

D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

SECTION 4. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District ("**Work Authorization**"). Each Work Authorization shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set forth in **Exhibit A** hereto. Authorization of services or projects under this Agreement shall be at the sole discretion of the District.

SECTION 5. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. Services rendered by Engineer under this Agreement shall not exceed the amounts specifically authorized by each written Work Authorization. One of the following methods will be utilized:

A. *Lump Sum Amount* - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.

B. *Hourly Personnel Rates* - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use

of the hourly compensation rates, the District and Engineer shall use the hourly compensation rates outlined in **Exhibit B** attached hereto. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific Work Authorization.

SECTION 6. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses which are listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and in accordance with the District's travel reimbursement policy.

B. Expense of reproduction, postage, and handling of drawings and specifications.

SECTION 7. TERM OF AGREEMENT. It is understood and agreed that this Agreement is for interim engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties until such time as the District notifies Engineer that is has entered into a subsequent agreement for engineering services or until the Agreement is terminated pursuant to the terms hereof.

SECTION 8. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

SECTION 9. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

SECTION 10. OWNERSHIP OF DOCUMENTS.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("**Work Product**") shall be and remain the sole and exclusive property of the District upon full payment of all the monies owed to the Engineer by the District with respect to such Work Product under the terms of this Agreement and shall be considered work for hire.

B. Engineer shall deliver all Work Product to the District upon completion thereof and payment as provided in Section 10.A. above unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early

termination of Engineer's services hereunder, and payment as provided in Section 10.A. above, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

SECTION 11. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

SECTION 12. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse or modification by the District or others on extensions of the work for which they were provided or on any other project. Any reuse or modification without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to the District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

SECTION 13. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, its opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent its best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by it. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

SECTION 14. INSURANCE. Subject to the provisions of this Section, Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation Statutory
General Liability
Bodily Injury $1,000,000/$2,000,000
(including Contractual)
Property Damage $1,000,000/$2,000,000
(including Contractual)

Automobile Liability Combined Single Limit $1,000,000
Bodily Injury / Property Damage

Professional Liability for
Errors and Omissions $1,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, Engineer shall, without interruption, and at the District's option, maintain the insurance for at least five (5) years after the termination of this Agreement.

The District, its officers, supervisors, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. Engineer shall furnish the District with the Certificate of Insurance and any applicable endorsements evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any reduction in limits or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District per the terms of the appliable policy. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 15. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

SECTION 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees or anyone directly or indirectly employed by Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement, if the terms of said order allow it, or any action of Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees, or anyone directly or indirectly employed by Engineer, shall maintain the customary standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

SECTION 18. AUDIT. Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to this Agreement. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three (3) years after completion of all work under this Agreement.

SECTION 19. INDEMNIFICATION. Engineer agrees to indemnify and hold the District and the District's officers and employees harmless (but not defend) from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, which may come against the District and the District's officers and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or negligent defaults by Engineer or persons employed or utilized by Engineer in the performance of services provided under this Agreement. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the greater of the insurance limits set forth herein or One Million Dollars ($1,000,000). Engineer agrees such limitation bears a reasonable commercial relationship to the contract. B. The Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, Florida Statutes, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035 (2024), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION 20. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, hereinafter defined, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Engineer, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Engineer acknowledges that the designated Public Records Custodian for the District is **Patricia Thibault**.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT C/O HAVEN MANAGEMENT SOLUTIONS, 255 PRIMERA BLVD., SUITE 160, LAKE MARY, FLORIDA 32746, PHONE (407) 574-3250, AND E-MAIL PATRICIA@HAVENMGTSOL.COM.

SECTION 21. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Long Lake Ranch Community Development District
255 Primera Blvd., Suite 160
Lake Mary, Florida 32746
Attn: District Manager

With a copy to: Kutak Rock LLP

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

B. If to Engineer: Stantec Consulting Services, Inc.
380 Park Place Blvd., Suite 300
Clearwater, Florida 33759
Attn: Greg Woodcock, P.E.

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

SECTION 22. CONTROLLING LAW. The parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall exclusively be in the court of appropriate jurisdiction, in and for Pasco County, Florida.

SECTION 23. ASSIGNMENT. Neither the District nor Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to Section 8 herein.

SECTION 24. TERMINATION. The District may terminate this Agreement for cause upon seven (7) days prior written notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as Engineer receives notification of the intent of the District to terminate this Agreement, Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets the District may have against the Engineer. The Engineer may terminate this Agreement for cause upon seven (7) days' notice in writing to the District. Failure to pay the Engineer's invoices pursuant to the terms of this Agreement shall be considered cause for termination.

SECTION 25. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall

be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 26. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

SECTION 27. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation of any of the provisions of this Agreement.

SECTION 28. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge that Engineer shall serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 30. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Engineer acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;

b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;

d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and

e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

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

[*Remainder of this page intentionally left blank*]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ATTEST**:**

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

WITNESS**:**

STANTEC CONSULTING SERVICES INC.

_____
Witness

_____
Print Name:_____
Title: _____

Exhibit A: Form of Work Authorization
Exhibit B: Schedule of Rates
Exhibit C: Certificate of Insurance

Exhibit A

_____, 2026

Long Lake Ranch Community Development District

Subject: **Work Authorization Number __**

Dear Chairperson, Board of Supervisors:

Stantec Consulting Services, Inc. (the "Engineer") is pleased to submit this work authorization to provide interim engineering services for Long Lake Ranch Community Development District (the "District"). We will provide these services pursuant to our current agreement dated _____, 2026 ("Interim Agreement") as follows:

I. Scope of Work

The District will engage the services of Engineer on an interim basis to perform those services [INSERT SERVICES TO BE PROVIDED].

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained within the Interim Agreement. The District will reimburse all direct costs which include items such as printing, drawings, travel, deliveries, etc., pursuant to the Interim Agreement.

This proposal, together with the Interim Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for your consideration.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of Long Lake Ranch Community Development District

Sincerely,

_____
By: _____

Exhibit B
Schedule of Rates

Stantec

SCHEDULE OF FEES

Effective January 1, 2025

	Staff Level	Rate
	Level 3	$ 114.00
	Level 4	$ 120.00
	Level 5	$ 139.00
	Level 6	$ 144.00
Braydon Woodcock	Level 7	$ 152.00
	Level 8	$ 158.00
	Level 9	$ 163.00
Frank Nolte	Level 10	$ 176.00
	Level 11	$ 189.00
Greg Woodcock	Level 12	$ 200.00
	Level 13	$ 194.00
	Level 14	$ 214.00
	Level 15	$ 241.00
	Level 16	$ 274.00
	Level 17	$ 284.00
	Level 18	$ 290.00
	Level 19	$ 299.00
	Level 20	$ 312.00
	Level 21	$ 324.00
	1 Person Field Crew	$ 150.00
	2 Person Field Crew	$ 250.00
	3 Person Field Crew	$ 300.00
	4 Person Field Crew	$ 350.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

Z:\billing_levels_rates\2024\Schedule of Fees-2024_table-1_FL_2022 (10).docx

EXHIBIT 12

RETURN TO AGENDA

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	ADDITIONAL INFORMATION
2	1	06.16.2026	Tow contract	Amenity Manager	07.02.2026	Need to obtain new tow vendor based on incorrect towing of vehicles on 06.16. will present in the July agenda. 06-24 Update: Bill : 813 Tow Contract is on the agenda for consideration. Made several calls to Americas finest Carrier and there mailbox was full on all attempts.
3	2	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 fro**m 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. 06-24 Update: Bill: - I sent Burckett a text requesting an estimate for removing the excess mulch and soil in the main parking lot finger islands. I will follow up with him on 06.25 f I haven't heard back.
4	3	03.05.2026	Foxtail Drainage	Amenity Manager	ON HOLD	**Steve and I are repairing drainage at Foxtail. The drain strip has serious high spots at the joints, creating real "toe getters." I am attaching corrugated pipe to the ends of the drains, and tunneling it through the mulch levy. Amenity will replace the drain channel in house. It is not lying flush with the deck They installed a pop up drain on the north side of the drain channel and it is working well. They will work on this on the south side. 05-28 Update: This will have to be done when the clubhouse pool opens and traffic slows at Foxtail. 06-24 Update: Bill: We haven't had much rain, but the Foxtail pool deck has been much easier to keep clean since I extended the drain past the fence. We will not change that drain until the main pool is operational. I don't want to have any unnecessary problems that can be avoided. It is not causing any issues currently.**
5	4	03.05.2026	Painting	Amenity Manager	04.05.2026	**Chairwoman Clawson requested that painting the mail pieces in Primrose and Foxtail, if they need it, and painting the parking lot lines be added to the task list. 4.2.26 Update: Get a proposal or have staff do it . 05-28 Update: Bill: Obtaining quotes 06-24 Update: Bill: - I still need to follow up on that. The painter who painted the pedestrian bridge died last month. He was the guaranteed low bidder. I will gather quotes before the August meeting.**
6	5	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026	**We just received a new pressure washer line jet attachment from Amazon. I will jet any drains I can find around the main pool because I beleive that the deck drainage is causing the deluge of stormwater that cascades down the handicap ramp, resulting in the washout under the sidewalk between the ramp and the fishing dock. The engineer is aware of this. Prioritizing this over the sidewalk drain would be justified due to the cracking we are experiencing at the top, middle, and bottom of the ramp/stair area. 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. 06-24 Update: Bill: The pressure washer came back from the shop, and I have been getting things washed. One area at a time. I have washed the main pavilion, the clubhouse mailboxes, the Foxtail pool building, and the Foxtail pavilion, With things getting pressure washed, paint touch-ups are needed. We've started at the pavilion. We are planning to pressure wash the Tennis pavilion very soon. We will completely repaint the Tennis pavilion. It needs it. The shed and the mailbox concrete will be after the tennis pavilion**
7	6	1.5.26	Basketball court resurface	Amenity Manager	2.5.26	**Get some asphalt proposals to have this done and then have it painted and striped afterwards. Need to get with Red Tree to see if root barriers can be installed before the court resurface Proposals included on the agenda with options. 03/25/2026 Bill sent new basketball resurfacing quotes. The tagged trees are still there. 4.2.26 Update: Need to get update proposal Proposal for court resurface and fence will be presented at the May meeting 05-28 Update: Clarification questions have been sent out. Waiting on Lawson courts confirm attendance at meeting. Putting together full package for Board consideration at July meeting. Need to advise if the fence can support the mag lock as well as needing clarification as to what level really means . Also need to know if the dead roots f rom the removed trees will impact the courts going forward . Need to check the scope for the fence and make sure that we have gauge and warranty Need electrical costs. 06-24 Update: Bill: Lawson courts has been contacted by email, by phone by both amentiy and district manager and no call back**

	A	B	C	D	E	F
8	7	2.5.26	Police report for median tree	Amenity Manager	3.5.26	Bill to check if we can get since we are a government entity. Bill still does not have theinformation to file for a request . 05-28 Update
9	8	05.07.2026	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no motoroized vehicles, no fishing signs. Board requested an ipdated list of no keep, leep and new additionas. Bill is working in 02.19- Bill is compilinglist . 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. Nded signage for catch and release and do not stand on grates. Amenity Manager to provie proposals one quadrant at a time 06-24 Update: Bill: One of the two estimates is in. I will forward them when I receive the other.
10	9	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. 06-24 Update: Bill: They are working, but I haven't installed the timer. The timer shoud be installed by meeting date
11	10	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 refernce number is R022971-102125. Still outstanding. 4.2.26 Update: need to get law enforcement update from Bill
12	11	12.4.2025	Peter Chow/ Candyman deposits	Amenity Manager/District Manager	Ongoing	Check with them on making deposits. 06-24 Update: Bill: I usually get the check from Chow the Monday before the meeting, and I will mention it to Cedric when I see him.
13	12	06.04.2026	Pool Sealing	Cooper Pools	09.01.2026	Resurface the main pool
14	13	01.05.2026	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
15	14	5.7.26	Permits with DOH	District Manager		Check on permits again with DOH, sent 'Strahan, Susan L' <Susan.Strahan@flhealth.gov> an email requesting invoices 06.25.2026
16	15	06.04.2026	1204 Multiflora	District Manager		Counsel sent agreement and it was sent to the propoerty owner on 06.18.2026 for access thru District property to build a pool . Agreement was received and needs chair signature
17	16	06.07.2026	Email to residents	District Manager		Send email to residents regarding the bond closing and explaining who is affected. Get final review with Supervisor Smith
18	17	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
19	18	3.5.26	Main Pool Repair	Kutak	07.02.2026	Proposal from Pool Doctors was rejected. Contract for Cooper was advaced by Counsel . Changes made as to terms.for deposit and send to Chair 06.18.2026. Counsel has sent letter to Pool Doctor . Chairwoman is designated as the liasion with Kutak on the matter. Update to be be provided at the meeting
20	19	1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara checking on this . Team needs to get with IT individual to respond to questions. Should have in place on 06.22.2026
21	20	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
22	21	1.5.26	Fire Bush install	Red Tree Landscape	07.02.2026	NOT DONE -- added to Feb task list above RT: John Burkett scheduled to meet with representive 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. Red tree confirmed at the June meeting that all plants would be installed by July meeting
23	22	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
24	23	4.2.26	Plant Material Assesment	Red Tree Landscape	June	Evaluate for plant material that was hurt by the freeze
25	24	4.2.26	New clock	Redtree	5.7.26	New clock should be in
26	25	02.05.2026	Stantec	Stantec	04.05.2026	Agreement from Kutak sent. Sent Strantec revisions to Kutak on 02.23 Interim agreement executed . Awaiting final still 06.21.2026 6.22.26 Update District Counsel has discussed terms with Stantec Counseland terms will be presented at the July Meeting.

	A	B	C	D	E	F
27	26	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, Advanced Drainage will begin work week of June 8 . 6-22-2026 Update Repairs complete.
28	27	06.04.2026	18920 Beautyberry	Stantec	07.02.2026	Greg will present update at the July meeting. 6.22.26 Update Waiting on proposal to locate drainage inlet and determine if additional repair or cleaning of the piping system is required. Should have proposal prior to meeting date.
29	28	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. 6-22-26 Update Met with ADS onsite and reviewed the project area. Waiting on proposal to install french drain on east side of existing sidewalk. Should have proposals prior to meeting.
30	29	02.05.2026	Fence Survey	ZCOMPLETED	COMPLETED	Survey Proposal approved. Surveyor encounted issues at the site with the resident. It was determined the scope provided from DE was in error . New proposal for site has been advanced. Chair has requested followup form DC on 02.23.2026. New proposal in the agenda for $950 . Proposal executed and survey should be completed within 3 weeks. 4.2.26 Update: Bill to bring updated proposal next month. Survey found that there were 2 residents whose fence encraoched on District property , Results were presented at the May meeting. Residents have removed the encroaching fence panels
31	30	4.2.26	Pool Attendants	ZCOMPLETED	COMPLETED	Prior year Noah was brought back
32	31	5.7.26	Serenoa stump removal	ZCOMPLETED	COMPLETED	Stump still hasn't been removed, Redtree to give us monitoring access. We will need to manually open. Stump has not been removed. Stump hasn oe been removed
33	32	5.7.26	Serenoa Towing sign	ZCOMPLETED	COMPLETED	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
34	33	5.7.26	Holiday lights	ZCOMPLETED	COMPLETED	Change to red and blue. 05.29 Update String lighting has been switch to red, white. and blue chasing.

EXHIBIT 13

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@llrcddamenity.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

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

www.lawsoncourts.com
info@lawsoncourts.com

OWNER OR OWNER'S AGENT'S RESPONSIBILITIES:

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

Name and Phone Number: _____

Name and Phone Number: _____

CONDITION OF SALE

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

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

Authorized Signature for Lawson Courts, Inc.: _____ ***Joel Lawson***

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

ACCEPTANCE OF PROPOSAL/CONTRACT

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

Print Name: _____ Signature: _____ Date: _____

Resurface Basketball Court -

EXHIBIT 14

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:	6/24/2026

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. Low Spot Leveling / Birdbath Repair (Qty.: 1000 SF) **$2,587.50**

Description of Services:
Identify low spots using water test. Mix and apply acrylic patch binder with sand to low areas. Feather edges and smooth to match existing surface. Allow to cure before coating.

3. 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.

4. 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)

5. Striping – Basketball Half Court (Qty.: 2 EA) **$700.00**

Description of Services:
Mask, layout, and apply two coats of line paint for one half-court basketball layout. Includes

material and labor.

6.	**42” x 60” Ultimate Rectangular Steel Playground and Side Court Backboard (2)**	**$3,105.00**
7.	**Front Mount Basketball Super Goal (2)**	**$468.00**
8.	**Install Basketball Hoop (Qty.: 2 EA)**	**$1,380.00**

Description of Services:
Excavate, pour footing, set post, assemble and plumb hoop per manufacturer’s specifications.

9.	**General Conditions**	**$2,609.00**

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:	**$30,378.50**
**0% Tax:*	*$0.00*
TOTAL:	**$30,378.50**

Terms and Conditions

TERMS & CONDITIONS

1. Pricing & Payment Terms

A deposit equal to fifty percent (50%) of the total contract amount is due upon signing of this agreement. An additional twenty-five percent (25%) commencement payment is due at the start of the project, with the remaining twenty-five percent (25%) due upon substantial completion.
All invoices are due within five (5) business days of issuance. Final payment shall be due upon substantial completion, defined as the point at which the court or project area is reasonably capable of being used for its intended purpose, notwithstanding minor punch list items, cosmetic touch-ups, or non-material incomplete items that do not impair functionality.
Court Project reserves the right to suspend work, remove crews from the project, extend project schedules, and withhold warranties, closeout documents, and final deliverables in the event of delayed or nonpayment.
Past due balances shall incur a ten percent (10%) late fee plus interest at the rate of 1.5% per month (18% annually), or the maximum rate permitted by law. Client agrees to pay all costs of collection, including reasonable attorney’s fees, court costs, lien costs, and collection expenses incurred by Court Project in recovering unpaid balances.

2. Proposal Validity

This proposal is valid for thirty (30) days from the proposal issue date unless otherwise stated in writing.

3. Change Orders

Any changes to the scope of work, materials, colors, dimensions, repairs, scheduling, or project

specifications must be approved through a written change order and may result in additional costs and schedule adjustments.

4. Permits, Code Requirements & Municipal Approvals

If permitting services are included within the project scope, Court Project will prepare and submit permit applications under its contractor license. Permit fees, engineering fees, testing fees, impact fees, and municipal costs are excluded unless specifically stated otherwise.

Client acknowledges that municipalities, inspectors, engineers, HOAs, or governing authorities may require additional work, drainage improvements, engineering revisions, ADA compliance items, code upgrades, or modifications after permit submission, plan review, or inspection. Any such requirements shall be considered outside the original contract scope and shall be subject to additional charges through a written change order.

Court Project shall not be responsible for delays caused by permitting agencies, inspections, engineering review, municipal comments, or governmental approval processes.

5. Scheduling, Weather & Delays

Project scheduling, coating application, and curing times are dependent upon suitable weather and environmental conditions. Court Project shall not be responsible for delays, temporary surface appearance issues, curing irregularities, or scheduling impacts caused by rain, humidity, temperature fluctuations, wind, debris, supplier delays, labor shortages, material availability, or other conditions beyond its control.

Estimated project schedules are approximate and subject to adjustment due to weather conditions, site conditions, inspections, permitting, or unforeseen circumstances.

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.

10. Site Access & Utilities
Client shall provide safe and unobstructed access to the project site, including reasonable access to water and electrical power during the project unless otherwise stated in writing. Delays caused by restricted access, occupied work areas, unavailable utilities, or unsafe conditions may result in additional charges and schedule extensions.

11. Limitation of Liability
Court Project's total liability under this agreement shall not exceed the total contract value actually paid by Client. In no event shall Court Project be liable for incidental, indirect, consequential, punitive, or special damages including, but not limited to, loss of use, scheduling impacts, business interruption, water intrusion, lost profits, or property damage beyond the direct scope of the contracted work.

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.

Contractor: *Hunter Henson* 6/24/2026

Court Project LLC — Date

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

Client: _____ _____

Long Lake Ranch CDD — Date

EXHIBIT 15

RETURN TO AGENDA

redtree
Landscape Systems

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@havenmgtsol.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

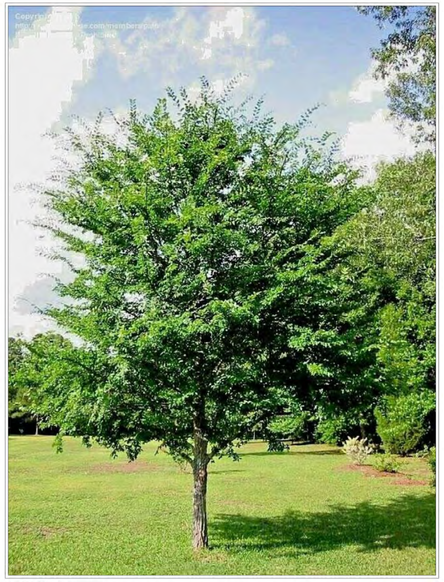
Total: $15,180.00

Authorized By: **Date:**

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

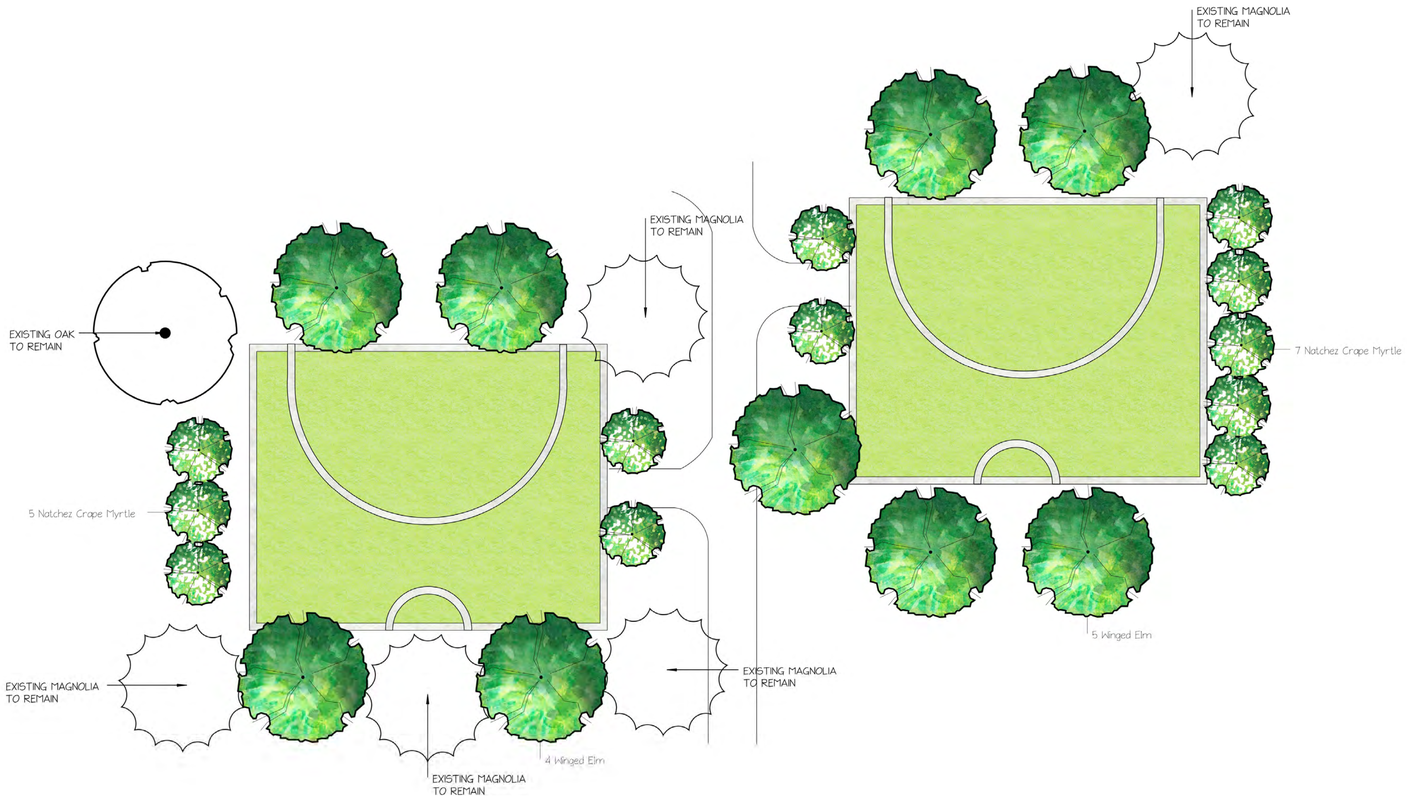


NATCHEZ CREPE MYRTLE



WINGED ELM

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



LONG LAKE RANCH

BASKETBALL COURT TREE INSTALLATION

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

EXHIBIT 16

RETURN TO AGENDA

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.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.systems / Cell phone: (727) 200-1714

EXHIBIT 17

RETURN TO AGENDA

SOUTHLAKE SIGNS TAMPA

11339 Challenger Ave
Unit 101
Odessa, FL 33556
(727) 746-5899

Your Business Deserves to be Seen
www.southlakesignstampa.com

ESTIMATE
EST-3587

Payment Terms: Cash Customer

Created Date: 6/23/2026

DESCRIPTION: Exterior Sign Package

Bill To: Long Lake Ranch
19037 Long Lake Ranch Blvd
Lutz, FL 33558
US

Pickup At: Southlake Signs Tampa, Inc
11339 Challenger Ave
Unit 101
Odessa, FL 33556
US

Requested By: Bill York
Email: manager@llrcddamenity.com

Salesperson: Ron Martin
Email: ron@southlakesignstampa.com

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Sign Face - 31.5" x 23.5" Price is to produce customer provided graphics on 3mm aluminum composite sign face. Applied vinyl with UV protective laminate over graphics. Customer to provide vector art of logo and details of graphics to be produced. Price is by size of sign face. Graphic content will not change the price. Sign faces are warrentied 1 year. Warranty does not cover damage to post from lawn mower or vandalism.	1	$137.88	$137.88
2	Sign Face - 23.5" x 23.5" Price is to produce customer provided graphics on 3mm aluminum composite sign face. Applied vinyl with UV protective laminate over graphics. Customer to provide vector art of logo and details of graphics to be produced. Price is by size of sign face. Graphic content will not change the price. Sign faces are warrentied 1 year. Warranty does not cover damage to post from lawn mower or vandalism.	1	$116.91	$116.91
3	3" Black Aluminum Square Post with Cap 56" long 3" black alumunum post with cap. For installation at 42.5" above ground. 5 year warranty on paint finish. Warranty does not cover damage to post from lawn mower or vandalism.	1	$220.00	$220.00

Subtotal:	$474.79
Taxes:	$33.24
Grand Total:	$508.03
Deposit Required:	$254.02

Terms and Conditions

The individual signing on behalf of the customer hereby agrees to guarantee the full and faithful performance of the acts of the purchaser including the full payment of the purchase price, interest, and collection fees, if applicable. Please read the items below carefully and initial your acceptance at the bottom of each page, confirming and acknowledging your understanding of its contents. Your order cannot be completed without signed confirmation that you have read and understand the following listed below:

1) Notes and Conditions

- The proposal is valid for 30 days from the date of proposal. If after the proposal is signed off, the client does not approve the designs and authorize the fabrication process within 60 days of the proposal date, Southlake Signs Tampa may adjust the price based on then current material costs. Unless otherwise noted, this proposal does not include:

a) Engineering, permits, variances, shipping or design fees.
b) Dimming, landscaping, electrical feeds, electrical connection, electrical controls (timers, photocells, etc) and connection to supplied electric.
c) Cutting, patching, painting of any surfaces.
d) Off hours shop and/or fieldwork.
e) Phasing of installation.

- Permits: It shall be the sole and exclusive responsibility of the customer, unless otherwise agreed upon in writing, to obtain the necessary permission and consents from all owners, tenants, neighbors, etc. as may be required. Client indemnifies Southlake Signs Tampa against any claim by any property owner, landlord, tenant, or any other party that the above signs may violate. This includes any agreements the client may have with said parties or where such signs are not properly authorized by the parties and where their authorization is required. If Southlake Signs is performing the installation and unless otherwise specified, Southlake Signs will procure if obtainable, and at the sole and exclusive cost of the buyer, a permit from the applicable municipal agency. Southlake Signs makes no representation that the city or other municipality will issue an appropriate permit. The responsibility for the payment under this contract is not predicated upon the issuance of a permit or sign. In addition, the full purchase price shall be payable notwithstanding the inability of the buyer or seller to obtain the necessary consents, permissions, or licenses. The cost to obtain this permit will be invoiced to you separately and is payble regardless of whether a permit is obtained. If a variance is required, this will also be separately invoiced. Permits cannot be applied for until we receive forms and related information necessary to do so.

- Production Time: Production time for your signage is generally 8-12 weeks after receipt of permits or permit waiver. This timeframe is highly dependent on the complexity of the sign manufacturing.

- Storage Fees: Any charges, delays, sign relocation, or other jobsite conditions (site not ready, location changed after receipt of permits, etc) that prevents your signage from being installed in a timely manner, may cause you to incur additional charges, including but not limited to, storage fees.

- Payment Terms: 50% payment is required at time of order. Remaining balance is due upon completion of installation. Full payment is required for projects under $1000. Other payment terms may be considered and agreed to in writing only.

- Invoicing: Customer will be invoiced for, and is responsible for, payment of any invoiced work regardless of status of installation. Furthermore, as applicable, if we are unable to install your signage due to any circumstances beyond Southlake Signs control (site not ready, inability for site to support/accept signage, poor or no access, etc) you will be responsible, and will be invoiced for all completed signage and any related work, including permitting, freight, etc. All invoices are due and payable upon receipt. A 15% late fee will be added to all invoices over 30 days each month until the balance is paid in full. 3% additional charge for Credit Card payments.

- Design: Some design and layout work is included in the above quote. Based on the complexity of the design and the quality of the

art file received from the client, and the number of changes requested by the client additional design charges will be added to the final invoice. If the client cancels the project after the design phase is complete then design charges will be due and payable. All signs and related products inclusive of art/graphics remains property of Southlake Signs Tampa until all money's owed under this agreement are paid in full and client will provide access to said signs if payment is not made in full when due.

2) Customer Responsibilities

- Adequate support for signs: Pricing is based upon adequate support and/or blocking available at the time of installation. Note that many building have decorative, non-structural walls that are not able to support signage without additional reinforcement. Thus, it is imperative that the customer confirms that the facility is structurally capable of supporting the weight of the wall signage. This is the sole responsibility of the customer and is not included as part of this proposal. If necessary, Southlake Signs can quote and/or recommend outside contractors to perform this work.
- Access to Site: the customer herby grants Southlake Signs and/or it's agents clear unencumbered access to the site for sign installation.
- Clear work access and underground obstructions:

a) non-freestanding signs: The customer is responsible for providing adequate access to the area in front of and behind the wall sign(s), projecting sign(s), etc. for installation, wiring and future maintenance.

b) Freestanding pylon and/or freestanding monuments and directional signs: The customer is responsible for providing free and clear access to the digging site. The customer is also responsible for providing Southlake Signs with accurate and updated plans showing the locations of any underground obstructions including, but not limited to, existing foundations, sewer, water, sprinkler, gas pipes, communications, fiber/network, gas, and electric lines.

- Although Southlake Signs may make efforts to avoid any underground damage including using public and private firms to locate underground items, Southlake Signs is not responsible for any damage to underground items discussed above or other.
- On Site Facility Damage: Due to the equipment necessary for installation of signage, Southlake Signs is nor responsible for any damage to existing landscaping, brick work, pavement, interior building fixtures and/or finish work.
- Unless otherwise noted, removal of existing sign and associated foundations are not included in this proposal.
- Voltage: Unless otherwise noted, all electrical signs part of this proposal requires 120 Volt as commonly available. If incorrect voltage is supplied, the customer is responsible for the cost associated with repairs to the affected signage, any any additional costs necessary to modify the signs (if possible) with the supplied voltage.
- Permits: In order for Southlake Signs to obtain permits, we will need the following items at a minimum (if needed, you will be notified of any additional requirements) to begin the process of permit acquisition:

a) Completed and notarized Letter of Authorization from the owner of the property (Southlake Signs will supply the form). The signed original needs to be returned to Southlake Signs.

b) Legal site plan with location of the sign noted as well as building elevations.

c) Complete proposal with all approved drawings signed.

d) Completed Notice of Commencement.

e) Landlord approval of proposed sign, including size, design, and location.

Company policies are subject to change without notice.

Signature: _____ **Date:** _____

EXHIBIT 18

RETURN TO AGENDA

Architectural Signage & Printing

6812 Land O Lakes Blvd

Land O Lakes, FL 34638

8139966777

production@signsbyasap.com

www.signsbyasap.com

ADDRESS

Bill York

Long Lake Ranch

19037 Long Lake Ranch

Blvd

Lutz, FL 33558

Estimate 14250

DATE 06/26/2026

EXPIRATION DATE 08/14/2026

DESCRIPTION	QTY	RATE	AMOUNT
23.5 x 23.5 x 3mm ACM with print/ SS with overlam	2	85.00	170.00T
Lake trail Hours are Dawn to Dusk Conservation Are Do Not Enter			
31.5 x 23.5 x 3mm ACM with print / SS with overlam	1	98.00	98.00T
No trespassing no fishing no watercraft			
Artwork Charge for Design - 1st Half Hour	1	50.00	50.00T
** we need the Long Lake ranch graphic image			
Install on existing Post / rmove old signs	3	75.00	225.00T
trip charge	1	110.00	110.00T

Click the Review and Pay button to pay via credit card, Paypal/Venmo or ACH.

SUBTOTAL	653.00
TAX	45.71

Thank you for trusting us for your business needs.
Lead time depends on job type and quantity.

All discrepancies or deficiencies must be reported with 5 business days of receipt.
1.5% Late Charge per month for unpaid balance past due date.
Architectural Signage retains ownership of all goods until the invoice is paid in full by the buyer.
Prepaid orders are non refundable!

Rush Jobs will be subject to a 25% upcharge to cover overtime needed to produce this job.
Thank you for giving us the opportunity to serve you.
For faster response: Please reply directly to the person sending this estimate.

TOTAL	$698.71

Accepted By

Accepted Date

All discrepancies or deficiencies must be reported with 5 business days of receipt.

1.5% Late Charge per month for unpaid balance past due date.

Architectural Signage retains ownership of all goods until the invoice is paid in full by the buyer.

Prepaid orders are non refundable!

EXHIBIT 19

RETURN TO AGENDA

Long Lake Ranch

Pasco County

HEIDT DESIGN

MATCHLINE TO SOUTH

MATCHLINE AA

MATCHLINE AA

North

East

S.

* Conservation Do not Enter
② Not less No fish No water craft
③ Same 2
④ Water act. Rec.*
⑤ Cows. Keep out Do not Enter
* ⑥ Miss. Same 2
* ⑦ Fishing Allowed
⑧ Alligators + Snakes
⑨ Fishing Allowed
⑩ Fish Rule? between signs OK
⑪ Fishing is Restricted
Boats + water act. Prohib.

EXHIBIT 20

RETURN TO AGENDA

5258 Night Star Trail | Odessa, Florida 33556
(727)389-7777 | gcsealcoat@gmail.com | www.gcsealcoat.com

RECIPIENT:

Bill York
19037 Long Lake Ranch Boulevard
Lutz, Florida 33558

Estimate #4475

Sent on	May 19, 2026
Total	**$1,600.00**

Product/Service	Description	Qty.	Unit Price	Total
3821 sq ft Prep & Detail Lot	4 total parking areas Treat oil spots as needed. Scrub and blow off all debris. This service does not include the service of a parking lot sweeper, power washing, lawn or weed maintenance. These services will incur extra charges if needed 14 stalls 4 handicap 2 access aisles	3831	$0.00	$0.00*
3821 sq ft Sealcoat SealMaster® CT ULTRA 2	4 total parking areas CT Ultra 2 is engineered to deliver near PolyTar performance while eliminating the inefficiencies of traditional field mixing. The ready-to-use 2lb sand formulation improves crew efficiency, lowers operational costs, and produces consistent pavement protection results. Applied using a 2 part spray system yielding a 12 month warranty on lifting and peeling. This warranty does not apply to any polished rock or existing areas of asphalt not repaired. 14 stalls 4 handicap 2 access aisles	1	$1,200.00	$1,200.00*
Sealcoat / Overlay Acrylic Paint (Repaint project to existing paint layout)	4 total parking areas Using the best federal specification paint available installed with laser line power equipment which will yield 30%-50% flow rate of paint 14 stalls 4 handicap 2 access aisles	1	$400.00	$400.00

Total **$1,600.00**

5258 Night Star Trail | Odessa, Florida 33556
(727)389-7777 | gcsealcoat@gmail.com | www.gcsealcoat.com

Reviews

Jill Shea



My third time using Gulf Coast to protect my business parking lot. Brice worked hard through the night so the seal coat and paint lines would be dry in time for morning opening. Thank you to Ed and his team for the ease of scheduling and quality work.

Christa



We recently had our driveway sealed by Gulf Coast Sealcoat, and the results were incredible. I only wish I had taken a "before" picture because the driveway was in rough shape beforehand.

This is our second project with them, and once again they exceeded expectations. Their pricing was fair, the communication was professional from start to finish, and the quality of work speaks for itself. It's hard to find companies that are this consistent, reliable, and easy to work with.

We've been extremely happy both times and would absolutely recommend...

Chris Campbell



Quality Service ! They were prompt, efficient and competitively priced. Highly recommended !

1. General Disclaimer

This contract and all associated documents are provided for informational and contractual purposes only. The parties acknowledge that construction projects involve inherent risks, uncertainties, and variables that may not be fully anticipated at the time of contract execution. Nothing in this agreement shall be construed as a guarantee of specific outcomes, timelines, or results beyond what is expressly stated herein.

2. Scope of Work & Changes

The scope of work described herein is based on information available at the time of contract execution. The Contractor disclaims liability for:
• Unforeseen site conditions, subsurface obstructions, or hidden defects not discoverable through reasonable inspection.
• Changes in applicable codes, regulations, or ordinances enacted after contract execution.
• Delays or cost increases resulting from Owner-directed changes, additions, or modifications to the original scope.
• Work not expressly described or reasonably inferable from the contract documents.
3. Estimates and Pricing

All cost estimates, budgets, and projections provided are based on current material prices, labor rates, and market conditions at the time of proposal. The Contractor shall not be held liable for price fluctuations in materials, fuel, equipment, or labor that occur after the contract date. Any written change orders executed by both parties shall supersede original pricing for affected work.

4. Timeline and Schedule

Projected completion dates are estimates only. The Contractor shall not be liable for delays caused by:
• Force majeure events including natural disasters, acts of God, pandemics, or government actions.
• Material shortages, supply chain disruptions, or delivery delays beyond the Contractor's control.

5258 Night Star Trail | Odessa, Florida 33556
(727)389-7777 | gcsealcoat@gmail.com | www.gcsealcoat.com

• Weather conditions that make performance impractical or unsafe.
• Failure of Owner to provide timely approvals, access, or required information.
• Actions or omissions of subcontractors, inspectors, or other third parties.

5. Warranty Limitations

Unless otherwise specified in writing, all workmanship warranties are limited to one (1) year from the date of substantial completion. Warranties do not cover damage caused by Owner misuse, neglect, unauthorized modifications, or normal wear and tear. Manufacturer warranties for materials and equipment are passed through to the Owner and are subject to the terms set by the respective manufacturer.

6. Limitation of Liability

To the fullest extent permitted by applicable law, the Contractor's total liability arising from or related to this contract shall not exceed the total contract price paid by the Owner. In no event shall the Contractor be liable for indirect, incidental, consequential, special, or punitive damages, including but not limited to loss of use, loss of revenue, or loss of profit, regardless of whether such damages were foreseeable.

7. Safety & Regulatory Compliance

The Contractor shall maintain a safe work environment in accordance with applicable OSHA standards and local regulations. The Owner acknowledges that construction sites present inherent hazards and agrees to restrict unauthorized personnel from the work area. The Owner is solely responsible for obtaining all required permits unless otherwise agreed in writing. The Contractor shall not be responsible for pre-existing code violations on the property.

8. Dispute Resolution

Any disputes arising from or related to this contract shall first be subject to good-faith negotiation between the parties. If unresolved within thirty (30) days, disputes shall be submitted to mediation prior to initiating litigation or arbitration. The prevailing party in any legal proceeding shall be entitled to recover reasonable attorneys' fees and costs.

9. Legal Notice

This disclaimer does not constitute legal advice. Parties are strongly encouraged to consult with a licensed attorney in their jurisdiction before executing any construction contract. Laws governing construction contracts, mechanics' liens, and contractor licensing vary by state and locality. This document should be reviewed and customized by qualified legal counsel to ensure compliance with applicable laws.

Acknowledgment of Receipt and Understanding
By signing below, all parties confirm they have read, understood, and agreed to the terms of this disclaimer.

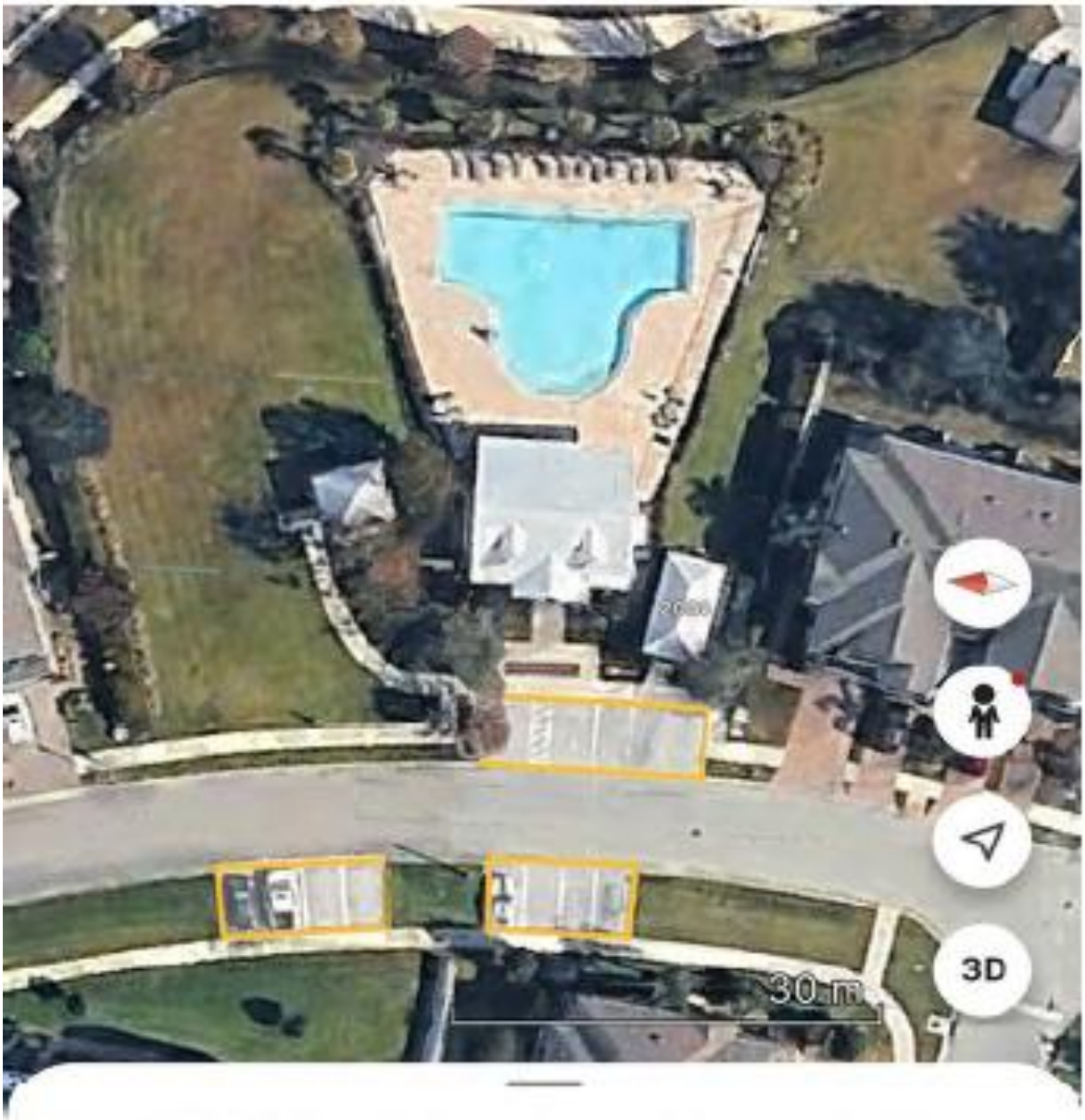
Signature: _____ Date: _____

1,124 f

Untitled measurement

Perimeter
155 ft

Area
1,124 ft²



Untitled measurement

Perimeter
155 ft

Area
1,121 ft²

EXHIBIT 21

RETURN TO AGENDA

813 TOWING SERVICE, LLC

4405 E 21st Ave. Tampa, FL 33605 5936 Land O Lakes Blvd. Land O Lakes, FL 34638 2100 Paul S Buchman Hwy. Zephyrhills, FL 33540 724 14th St. Wimauma, FL 33598

AGREEMENT FOR PRIVATE PROPERTY IMPOUNDS PURSUANT TO FLORIDA STATUTES §§715.07 & 713.78

Whereas the landowner and/or agent of the landowner wants 813 Towing Service, LLC to be the exclusive operator of towing on its premises; and

Whereas 813 Towing Service, LLC wants to be the exclusive operator of towing on the landowner's premises; the parties agree as follows:

This agreement is entered on this ___ day of _____, 202__, between 813 Towing Service, LLC (hereinafter "813"), located at _____, and _____, (name of condominium or apartment association, hereinafter "CLIENT") the address of the property to which this agreement refers to being located at _____.

This agreement gives 813 the authority to enter upon the property referenced above to remove vehicles that are unauthorized, abandoned, illegally parked or inoperable pursuant to the CLIENT'S, property owner's, Board of Director's, or property management's instructions and requests.

CLIENT acknowledges that CLIENT has provided all tenants, guests, and business invitees with copies of any rules and regulations regarding parking rules to include tenant parking, guest parking, illegal parking, improper parking, parking restrictions, or after-hours parking, and understands that Florida Statutes §§ 715.07 and 713.78, as well as other local/county ordinances, may govern these towing services.

The exclusive use of 813 as the towing service for this property named above shall commence on the ___day of _____, 202__, and this agreement shall remain in full force and effect until such time as the parties agree to terminate this agreement.

Any changes in parking enforcement procedures not included in this agreement and/or addendum must be faxed or emailed to 813. Improper notice of any such changes will not result in any liability to 813.

Authorized Names:
Main Contact: _____Title: _____Telephone:_____
Email: _____
Contact: _____ Title:_____Telephone:_____
Email: _____

LEGAL JURISDICTION: (CIRCLE ONE)

HILLSBOROUGH COUNTY SHERIFF'S OFFICE, TAMPA POLICE DEPARTMENT, TEMPLE TERRACE POLICE, PASCO COUNTY SHERIFF'S OFFICE, PINELLAS COUNTY SHERIFF'S OFFICE, CLEARWATER POLICE DEPARTMENT, ST. PETERSBURG POLICE DEPARTMENT

PLEASE PLACE C or P NEXT TO THE SERVICE TYPE FOR WHICH VEHICLES MAY BE TOWED.

C: The property Calls in to tow company for vehicle removal when needed.
P: The towing company Patrols and removes violations.
For Patrol Start Enforcement Time _____ Stop Enforcement Time _____

1. ___No valid permit, no valid resident, tenant, or expired visitors permit.

2. ____Tow away zone, sign posted and/or pavement markings.

3. ____Abandoned/inoperable vehicle: Flat tire(s), vehicle on jacks, blocks, broken or missing windows, wheels, minor or major parts.

4. ___ No vehicle registration stickers on the vehicle.
5. ____Expired Registration Sticker. The license plate does not match the vehicle.
6. ____Vehicle parked in a designated fire lane.
7. ____Management request and abandoned vehicle removal.
8. ____Vehicle wrecked or inoperable.
9. ____No tractor, trailer, or large vehicle (over 1 ton).
10. No commercial vehicles with writing or advertising signage displayed in or on the vehicle unless authorized by the office.
11. ___Vehicles parked on grass, off pavement, or landscaping.
12. ___Vehicles parked in handicap space, ramp or unloading zone with no handicap permit.
13. ___Vehicle blocking or parking on isle or roadway.
14. ___Guest parking on the community longer than ____ days.
15. ___Hindering access. Blocking dumpsters, building entrances, loading docks or zones, etc.
16. ___Vehicle taking up more than one parking space or parked over the line. The tire must be completely over the line.
17. ___Vehicle is displaying a "for sale" sign.
18. ___Vehicle parked in a reserved or assigned parking space.
19. ___Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
20. ____Vehicle is parked on property where posted "NOPARKING".
21. ____Vehicle is parked on the sidewalk.
22. ____Double parked behind another vehicle.
23. ____No backing into parking space.
24. ___ No parking over the sidewalk.
25. ___ Residents parked in visitor parking.
26. ___ Vehicles parked in maintenance parking.
27. ___ Vehicle parked in charging station

Authorized Signature _____ _____
PROPERTY MANAGER **DATE**

EXHIBIT 22

RETURN TO AGENDA

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2026

Long Lake Ranch CDD
Balance Sheet
May 31, 2026

		General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Debt Service 2026 Fund	Total
1	**Assets:**							
2	Operating Account-SS	$ 218,480	$ -	$ -	$ -	$ -	$ -	$ 218,480
3	Money Market Account- SS	1,656,158	1,933,784	-	-	-	-	3,589,942
4	Debit Card - SS	308	-	-	-	-	-	308
5	Small Checking - SS	500						500
6	Petty Cash	-		-	-	-	-	-
7	Trust Accounts							
8	Revenue Fund	-	-	-	141,959	95,378	6,675	244,012
9	Reserve Fund	-	-	-	117,969	91,500	66,768	276,236
10	Cost of Issuance			-			429	429
11	Prepayment Fund	-	-	-	-	116	-	116
12	Accounts Receivable	800	-	-	-	-	-	800
13	Assessments Receivable-On Roll	-	-	-	-	-	-	-
14	Excess Fees - Receivable	-	-	-	-	-	-	-
15	Due from Other Funds	-	-	-	6,230	5,078	8,394	19,701
16	Prepaid Expenses	5,111	-	-	-	-	-	5,111
17	Deposits	61,859	-	-	-	-	-	61,859
18	TOTAL ASSETS	1,943,215	1,933,784	-	266,157	192,071	82,265	4,417,493
19	Liabilities:							
20	Accounts Payable	20,366	-	-	-	-	-	20,366
21	Sales Tax	-	-	-	-	-	-	-
22	Accrued Expenses	-	-	-	-	-	-	-
23	Deffered Revenue-On Roll	-	-	-	-	-	-	-
20	Due to Other Funds	19,701	-	-	-	-	-	19,701
24	TOTAL LIABILITIES	40,067	-	-	-	-	-	40,067
								-
25	Fund Balance							-
26	Non-Spendable	66,969	-	-	-	-	-	66,969
27	Assigned: Capital Reserves	287,256	1,583,784	-				1,871,040
28	Assigned:2-Month Operating Capital	210,242	-	-		-	-	210,242
29	Restricted for Debt Service	-	-	-	266,157	192,071	82,265	540,493
30	Unassigned	1,338,680	350,000	-	-	-	-	1,688,680
31	**TOTAL LIABILITIES AND FUND BALANCE**	$ 1,943,215	$ 1,933,784	$ -	$ 266,157	$ 192,071	$ 82,265	$ 4,417,493

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

		FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Month of April	FY2026 Month of May	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1	**Revenues:**												
2	**Assessments Levied**												
3	Assessments Levied (Net On-Roll)	$ -	$ 162,877	$ 806,684	$ 35,596	$ 9,724	$ 132,944	$ 24,883	$ 7,336.64	$ 1,180,045	$ 1,202,714	$ (22,669)	98%
4	Assessments Levied for General Fund Transfer to Res	-		350,000						350,000	350,000	-	100%
5	Early Payment Discount	-								-	-	-	0%
6	Assessments Excess	-								-	-	-	0%
7	**Additional Revenue**									-			0%
8	Tennis	500	500	-	1,000	500	500		500	3,500	6,000	(2,500)	58%
9	Room Rentals	-	-	-	-					-	-	-	0%
10	Gate Access Cards	-	-	-	-					-	-	-	0%
11	Miscellaneous Revenue	250	-	13,411	-		105		50	13,816	-	13,816	0%
12	Interest	8,344	6,627	8,538	11,010	10,302	11,800	9,942	8,750	75,313	-	75,313	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**	**16,636**	**1,622,674**	**1,635,232**	**(12,558)**	**99%**
17	**Expenditures:**												
18	**Administrative**												
19	Supervisors-Regular Meetings	1,015	1,015	800	1,015	1,015	1,015	815	1,015	7,707	13,000	(5,293)	59%
20	Supervisors-Workshops									-	1,000	(1,000)	0%
21	Payroll Taxes (BOS)	61	61	61	61	61	61	77	61	505	1,071	(566)	47%
22	Payroll Services Fees	50	50	50	50	50	50	50	50	400	700	(300)	57%
23	District Management	1,250	1,250	605	-	1,250	1,250	1,250	3,144	9,998	15,000	(5,002)	67%
24	Administrative	417	417	202	-	417	417	417	1,048	3,333	5,000	(1,667)	67%
25	Accounting	833	833	403	-	833	833	833	2,096	6,666	10,000	(3,334)	67%
26	Assessment Roll Preparation	417	417	202	-	417	417	417	1,048	3,333	5,000	(1,667)	67%
27	Dissemination Agent	250	250	120	-	250	250	250	628	1,998	3,000	(1,002)	67%
28	District Counsel	-	7,198	4,161	7,426	8,068	3,538	1,868	4,001	36,257	45,000	(8,743)	81%
29	District Engineer	-	-	-	-					-	10,000	(10,000)	0%
30	Arbitrage Rebate Calculation	-	-	-	-				1,000	1,000	1,500	(500)	67%
31	Trustee Fees	3,950	-	3,950	-					7,900	13,768	(5,868)	57%
32	Bank Fees	25	60	-	-				50	135	150	(15)	90%
33	Auditing	-	-	-	-					-	3,700	(3,700)	0%
34	Regulatory Permits and Fees	175	-	-	-					175	175	-	100%
35	Property Taxes	-	-	210	-	59	29	32	150	479	250	229	192%
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**	**14,290**	**81,477**	**131,829**	**(50,352)**	**62%**
39	**Insurance**												
40	Public Officials, General Libility & 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	3,871	3,370	30,121	61,200	(31,079)	49%
44	Utilities-Streetlights	-	8,698	8,682	8,783	8,424	7,893	8,413	8,404	59,298	117,300	(58,002)	51%
45	Utilities-Water/Sewer	58	276	3,238	2,433	1,141	1,341	898	842	10,227	18,000	(7,773)	57%
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**	**13,429**	**12,616**	**100,834**	**200,070**	**(99,236)**	**50%**
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 May 31, 2026

		FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Month of April	FY2026 Month of May	FY2026 Total Actual Year to Date	FY2026 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
52	**Community Maintenance**												
53	Field Services	417	417	417	-	417	417	417	1,048	3,548	5,000	(1,452)	71%
54	Fountain Service Repair & Maintenance	-	1,546	136	750			1,635	950	5,017	5,000	17	100%
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	14,085	112,682	180,920	(68,238)	62%
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		1,050	13,175	45,000	(31,825)	29%
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				14,000	33,234	15,000	18,234	222%
69	Volunteer Supplies	-	-	-	-					-	-	-	0%
70	Pressure Washing	-	-	-	-				30,000	30,000	37,000	(7,000)	81%
71	Field Contigency	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**	**61,133**	**309,136**	**595,673**	**(286,537)**	**52%**
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	10,713	83,353	141,296	(57,943)	59%
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	847	9,222	21,000	(11,778)	44%
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	64,208	84,115	2,000	82,115	4206%
88	Pool Permits	-	-	-	-					-	1,000	(1,000)	0%
89	Communication (Tel, Fax, Internet)	418	418	421	417	439	439	439	439	3,431	5,000	(1,569)	69%
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	105	823	3,600	(2,778)	23%
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**	**16,676**	**76,311**	**203,404**	**242,346**	**(38,942)**	**84%**
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**	**59,985**	**164,351**	**727,930**	**1,285,231**	**(557,301)**	**57%**
100	**Total Excess Expenditures Over (Under) Revenues**	**(74,618)**	**109,410**	**1,043,865**	**(35,406)**	**(46,849)**	**71,215**	**(25,160)**	**(147,714)**	**894,743**	**350,001**	**557,301**	
101	**Total Other Financing Sources (Uses)**												
102	County Collection Costs	-	-	-	-	-	-	-	-	-	-	-	
103	Transfers In	-	-	-	-	-	-	-	-	-	-	-	
104	Transfers Out	-	-	-	-	-	-	350,000	-	350,000	350,000	-	
105	**TOTAL OTHER FINANCING SOURCES (USES)**	**-**	**-**	**-**	**-**	**-**	**-**	**350,000**	**-**	**350,000**	**350,000**	**-**	
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**	**2,050,862**	**1,658,406**	**1,658,406**		
107	Net Change In Fund Balance	(74,618)	109,410	1,043,865	(35,406)	(46,849)	71,215	(375,160)	(147,714)	544,743	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**	**2,050,862**	**1,903,147**	**2,203,149**	**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 May 31, 2026

		FY 2026 Approved Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1	**Revenues:**			
2	Special Assessments-On Roll (NET)	$ -	$ -	$ -
3	Early Payment-Discount	-	-	-
4	Excess Fees	-	-	-
5	Interest & Miscellanous	-	-	-
6	**Total Revenues**	**-**	**-**	**-**
7	**Expenditures:**			
8	Capital Improvement Plans (Pool)	-	-	-
9	Contingency	-	-	-
10	**Total Expenditures**	**-**	**-**	**-**
11	**Excess Expenditures Over (Under) Revenues**	**-**	**-**	**-**
12	**Other Financing Sources & Uses**			
13	County Collection Costs	-	-	-
14	Transfers In from General Fund	350,000	350,000	-
15	Transfers Out	-	-	-
16	**Total Other Finances Sources & Uses**	**350,000**	**350,000**	**-**
17	**Net Change in Fund Balance**	**350,000**	**350,000**	**-**
18	**Fund Balance-Beginning**	1,583,784	1,583,784	-
19	**Fund Balance - Ending**	**$ 1,933,784**	**$ 1,933,784**	$ -
20	**Analysis of Fund Balance**			
21	Assigned: Future Capital Improvements	1,583,784	1,583,784	
23	**Fund Balance - Ending**	**1,583,784**	**1,583,784**	

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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 May 31, 2026

		FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1	**Revenues:**			
2	Special Asssessments- On Roll (NET)	$ 317,500	$ 307,459	$ (10,041)
3	Excess Fees	-	-	-
4	Interest Revenue	-	11,960	11,960
5	Bond Proceeds		2,979,766	
6	**Total Revenues**	**317,500**	**3,299,186**	**2,981,686**
7	**Expenditures:**			
8	Interest Expense:			
9	November 1, 2025	107,250	106,875	(375)
10	May 1, 2026	105,000	106,500	1,500
11	Principal Retirement:			
12	May 1, 2026	104,100	3,564,354	3,460,254
13	Principal Prepayment	-	10,000	10,000
14	Funds Transfer		73,442	
15	**Total Expenditures**	**316,350**	**3,861,172**	**3,471,379**
16	**Excess Expenditures Over (Under) Exp.**	**1,150**	**(561,986)**	**(563,136)**
17	**NET Change in Fund Balance**	**1,150**	**(561,986)**	**(563,136)**
18	**Fund Balance-Beginning**	561,986	561,986	-
19	**Fund Balance - Ending**	**$ 563,136**	**$ -**	**$ (563,136)**

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 May 31, 2026

		FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1	**Revenues:**			
2	Special Asssessments- On Roll (NET)	$ 235,938	$ 234,432	$ (1,506)
3	Excess Fees	-	-	-
4	Interest Revenue	-	5,229	5,229
5	**Total Revenues**	**235,938**	**239,661**	**3,723**
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	82,419	2,100
12	Principal Prepayment	-	-	-
13	**Total Expenditures**	**232,738**	**234,838**	**2,100**
14	**Excess Expenditures Over (Under) Exp.**	**3,200**	**4,823**	**1,623**
15	**NET Change in Fund Balance**	**3,200**	**4,823**	**1,623**
16	**Fund Balance-Beginning**	261,334	261,334	**-**
17	**Fund Balance - Ending**	**$ 264,534**	**$ 266,157**	**$ 1,623**

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 May 31, 2026

		FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1	**Revenues:**			
2	Special Asssessments- On Roll (NET)	$ 191,881	$ 191,072	$ (809)
3	Excess Fees	-	-	-
4	Interest Revenue	-	3,866	3,866
5	**Total Revenues**	**191,881**	**194,938**	**3,057**
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	58,628	1,028
12	Principal Prepayment	-	5,000	5,000
13	**Total Expenditures**	**191,700**	**197,372**	**5,672**
14	**Excess Expenditures Over (Under) Exp.**	**181**	**(2,434)**	**(2,615)**
15	**NET Change in Fund Balance**	**181**	**(2,434)**	**(2,615)**
16	**Fund Balance-Beginning**	194,505	194,505	**-**
17	**Fund Balance - Ending**	**$ 194,686**	**$ 192,071**	**$ (2,615)**

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

		FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1	**Revenues:**			
2	Special Asssessments- On Roll (NET)	$ -	$ 8,394	$ 8,394
3	Excess Fees	-	-	-
4	Bond Proceeds		166,809	166,809
5	Interest Revenue	-	-	-
6	Transfer In		73,442	73,442
7	**Total Revenues**	**-**	**248,645**	**248,645**
8	**Expenditures:**			
9	Interest Expense:			
10	November 1, 2025	-	-	-
11	May 1, 2026	-	-	-
12	Principal Retirement:			
13	May 1, 2026	-	-	-
14	Principal Prepayment	-	-	-
15	COI Expense		166,380	166,380
16	**Total Expenditures**	**-**	**166,380**	**166,380**
17	**Excess Expenditures Over (Under) Exp.**	**-**	**82,265**	**82,265**
18	**NET Change in Fund Balance**	**-**	**82,265**	**82,265**
19	**Fund Balance-Beginning**	-	-	**-**
20	**Fund Balance - Ending**	**$ -**	**$ 82,265**	**$ 82,265**

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

Balance per Bank Statement	281,272
Plus: Deposits in Transit	-
Less: Outstanding Checks	(62,792)
Adjusted Bank Balance	**218,480**
Beginning Balance	202,655
Receipts	863,991
Disbursements	(784,957)
Balance per Book	**281,689**

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 34-26-18-0020-00000-0P10		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

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #		Payee	Memo	Deposit	Disbursement	Balance
12/21/2025		5123	Kutak Rock LLP	General prof Legal services.		2,010.50	2,188,892.60
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

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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	Surverying		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	Surverying		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

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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**
5/1/2026	5212	RedTree Landscape Systems	Landscape Maint		14,085.25	267,604.19
5/1/2026	5213	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		950.00	266,654.19
5/1/2026	5214	Blue Water Aquatics, Inc	Fountain repair		884.83	265,769.36
5/1/2026	5215	Blue Water Aquatics, Inc	Fountain inspection		750.00	265,019.36
5/1/2026	5218	Haven Management Solutions	District Mgt svc - May		3,583.34	261,436.02
5/1/2026	5219	Haven Management Solutions	District Mgt svc - Jan		3,583.34	257,852.68
5/1/2026	5220	Haven Management Solutions	District Mgt Svc-Dec		1,843.88	256,008.80
5/1/2026	050126ach	Duke Energy	Summary Bill		12,284.27	243,724.53
5/4/2026	5221	Cooper Pools Inc	monthly commerical maint		3,200.00	240,524.53
5/4/2026	5222	Kutak Rock LLP	General prof Legal services.		1,867.50	238,657.03
5/4/2026	5225	GHS LLC	Aquatic Maintenance.		2,460.00	236,197.03
5/4/2026	5224	Turner Pest Control LLC	pest control		104.50	236,092.53
5/6/2026	5226	RedTree Landscape Systems	spring seasonal color		8,181.00	227,911.53
5/10/2026	5230	American Illuminations & Decor Inc	rgb track lighting		14,000.00	213,911.53
5/11/2026	5231	American Power Washing	pressure washing		30,000.00	183,911.53
5/11/2026	051126ach	Frontier	Phone and Internet		288.26	183,623.27
5/11/2026	051126ach2	Frontier	Phone and Internet		150.99	183,472.28
5/12/2026	5232	Haven Management Solutions	Payroll Billing 4/19-5/2/26		5,293.75	178,178.53
5/12/2026			Deposit	1,468.85		179,647.38
5/12/2026			Deposit	9,392.67		189,040.05
5/12/2026			Deposit	550.00		189,590.05
5/14/2026			Service Charge		50.00	189,540.05
5/16/2026	5233	GHS LLC	Aquatic Maintenance.		2,460.00	187,080.05
5/18/2026	5234	Pasco County Property Appraiser	Pasco County Property Appr		150.00	186,930.05
5/20/2026	5235	Haven Management Solutions	Payroll Billing 5/3-5/16/26		5,418.75	181,511.30
5/20/2026	5236	RedTree Landscape Systems	stump ginding		250.00	181,261.30
5/21/2026	5237	LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,761.30
5/21/2026	5238	LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,261.30
5/21/2026	5239	Turner Pest Control LLC	pest control		104.50	180,156.80
5/21/2026	052126ach	Pasco County Utilities Services Branch	0 Community Center		678.45	179,478.35
5/21/2026	052126ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	179,314.85

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #		Payee	Memo	Deposit	Disbursement	Balance
5/22/2026	052226ach		Engage PEO	BOS 4-2-26		757.10	178,557.75
5/22/2026		84	William Pellan	BOS MTG		184.70	178,373.05
5/22/2026		85	Darrell Thompson	BOS MTG		184.70	178,188.35
5/25/2026	052526ach		Coastal Waste & Recycling, Inc.	Waste Collection		123.36	178,064.99
5/27/2026		5240	Cooper Pools Inc	Resurfacing		59,585.40	118,479.59
5/27/2026				Funds Transfer	100,000.00		218,479.59
5/31/2026					**111,411.52**	**174,621.37**	**218,479.59**

EXHIBIT 23

RETURN TO AGENDA

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							281,689.44
Bill Pmt -...	05/01/2026	5212	RedTree Landscape ...	Landscape Maint		14,085.25	267,604.19
Bill Pmt -...	05/01/2026	5213	Blue Water Aquatics,...	Fountain Insp & Cleaning		950.00	266,654.19
Bill Pmt -...	05/01/2026	5214	Blue Water Aquatics,...	Fountain repair		884.83	265,769.36
Bill Pmt -...	05/01/2026	5215	Blue Water Aquatics,...	Fountain inspection		750.00	265,019.36
Bill Pmt -...	05/01/2026	5218	Haven Management ...	District Mgt svc - May		3,583.34	261,436.02
Bill Pmt -...	05/01/2026	5219	Haven Management ...	District Mgt svc - Jan		3,583.34	257,852.68
Bill Pmt -...	05/01/2026	5220	Haven Management ...	District Mgt Svc-Dec		1,843.88	256,008.80
Bill Pmt -...	05/01/2026	05012...	Duke Energy	Summary Bill		12,284.27	243,724.53
Bill Pmt -...	05/04/2026	5221	Cooper Pools Inc	monthly commerical maint		3,200.00	240,524.53
Bill Pmt -...	05/04/2026	5222	Kutak Rock LLP	General prof Legal services.		1,867.50	238,657.03
Bill Pmt -...	05/04/2026	5225	GHS LLC	Aquatic Maintenance.		2,460.00	236,197.03
Bill Pmt -...	05/04/2026	5224	Turner Pest Control ...	pest control		104.50	236,092.53
Bill Pmt -...	05/06/2026	5226	RedTree Landscape ...	spring seasonal color		8,181.00	227,911.53
Bill Pmt -...	05/10/2026	5230	American Illumination...	rgb track lighting		14,000.00	213,911.53
Bill Pmt -...	05/11/2026	5231	American Power Wa...	pressure washing		30,000.00	183,911.53
Bill Pmt -...	05/11/2026	05112...	Frontier	Phone and Internet		288.26	183,623.27
Bill Pmt -...	05/11/2026	05112...	Frontier	Phone and Internet		150.99	183,472.28
Bill Pmt -...	05/12/2026	5232	Haven Management ...	Payroll Billing 4/19-5/2/26		5,293.75	178,178.53
Deposit	05/12/2026			Deposit	1,468.85		179,647.38
Deposit	05/12/2026			Deposit	9,392.67		189,040.05
Deposit	05/12/2026			Deposit	550.00		189,590.05
Check	05/14/2026			Service Charge		50.00	189,540.05
Bill Pmt -...	05/16/2026	5233	GHS LLC	Aquatic Maintenance.		2,460.00	187,080.05
Bill Pmt -...	05/18/2026	5234	Pasco County Proper...	Pasco County Property Appr		150.00	186,930.05
Bill Pmt -...	05/20/2026	5235	Haven Management ...	Payroll Billing 5/3-5/16/26		5,418.75	181,511.30
Bill Pmt -...	05/20/2026	5236	RedTree Landscape ...	stump ginding		250.00	181,261.30
Bill Pmt -...	05/21/2026	5237	LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,761.30
Bill Pmt -...	05/21/2026	5238	LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,261.30
Bill Pmt -...	05/21/2026	5239	Turner Pest Control ...	pest control		104.50	180,156.80
Bill Pmt -...	05/21/2026	05212...	Pasco County Utilitie...	0 Community Center		678.45	179,478.35
Bill Pmt -...	05/21/2026	05212...	Pasco County Utilitie...	18981 LONG LAKE RANCH		163.50	179,314.85
Bill Pmt -...	05/22/2026	05222...	Engage PEO	BOS 4-2-26		757.10	178,557.75
Bill Pmt -...	05/22/2026	84	William Pellan	BOS MTG		184.70	178,373.05
Bill Pmt -...	05/22/2026	85	Darrell Thompson	BOS MTG		184.70	178,188.35
Bill Pmt -...	05/25/2026	05252...	Coastal Waste & Re...	Waste Collection		123.36	178,064.99
Transfer	05/27/2026			Funds Transfer	100,000.00		278,064.99
Total 1. General Fund					111,411.52	115,035.97	278,064.99
TOTAL					**111,411.52**	**115,035.97**	**278,064.99**

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

Invoice 33975

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

DATE	PLEASE PAY	DUE DATE
05/01/2026	$14,085.25	05/01/2026

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.

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Blue Water Aquatics
Aquatic & Environmental Services

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

INVOICE 35397

DATE 04/30/2026 **TERMS** Net 45

DUE DATE 06/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
04/03/2026	**Fountain Repair**	Fountain Repair Services REPLACE FOUNTAIN #2 MOTOR - MOTOR UNDER WARRANTY Per Approved Estimate #FA-2025-1157 Service Report Emailed to PM	1	950.00	950.00

Ways to pay

View and pay

SUBTOTAL	950.00
TAX	0.00
TOTAL	950.00
TOTAL DUE	**$950.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Blue Water Aquatics
Aquatic & Environmental Services

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

INVOICE 35396

DATE 04/30/2026 **TERMS** Net 45

DUE DATE 06/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
04/03/2026	**Fountain Repair**	Fountain Repair Services - * REPLACE 2 Par56 Bulbs with LED Bulbs on FOUNTAIN #2 * REPLACE 2 Par56 Bulbs with LED Bulbs on FOUNTAIN #3 * REPLACE the Intermatic T101 Time for the Lights on FOUNTAIN #3 Service Report Emailed to PM	1	884.83	884.83

Ways to pay

View and pay

SUBTOTAL	884.83
TAX	0.00
TOTAL	884.83
TOTAL DUE	**$884.83**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Blue Water Aquatics, Inc.
5119 State Road 54
New Port Richey, FL 34652
(727) 842-2100
office@bluewateraquaticsinc.com
www.bluewateraquaticsinc.com

Blue Water Aquatics
Aquatic & Environmental Services

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

INVOICE 35395

DATE 04/30/2026 **TERMS** Net 45

DUE DATE 06/14/2026

SERVICE DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
04/02/2026	**Fountain Inspection & PM Cleaning**	QUARTERLY Fountain Inspection & Preventative Maintenance Cleaning Services Service Report EMAILED TO PM	1	750.00	750.00

Ways to pay

View and pay

SUBTOTAL	750.00
TAX	0.00
TOTAL	750.00
TOTAL DUE	**$750.00**

THANK YOU for choosing Blue Water Aquatics, Inc.!

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/1/2026	50

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

P.O. No.	Terms	Project

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

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/1/2026	55

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

P.O. No.	Terms	Project

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

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/1/2026	54

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Management Services - Dec 16-31 2025	643.61	643.61
	Administrative Services - Dec 16-31 2025	214.53	214.53
	Accounting Services - Dec 16- 31 2025	429.07	429.07
	Assessment Roll - Dec 16 - 31 2025	214.53	214.53
	Dissemination Services - Dec 16-31 2025	127.61	127.61
	Field Services - Dec 16-31 2025	214.53	214.53
		Total	$1,843.88

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

Bill date Apr 10, 2026
For service Mar 3 - Apr 1
30 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	$12,008.18
Payment Received Mar 31	-12,008.18
Current Electric Charges	3,870.93
Current Lighting Charges	8,277.62
Taxes	135.72
Total Amount Due May 01	**$12,284.27**

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	249.45
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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

DUKE ENERGY.

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

Collective account number
9300 0001 2497

Amount of automatic draft

$12,284.27
by May 1

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

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

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

8893000001249700066000000000000012284270001228427 1

We're here for you

Report an emergency	
Electric outage	duke-energy.com/outages 800.228.8485

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

Help managing your account (not applicable for all customers)	
Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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

Call before you dig	
Call	800.432.4770 or 811

Check utility rates	
Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	289.20
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,634.61
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,171.47
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	318.76
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	30.80
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	327.93
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	33.25
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,353.48
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	527.99
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	411.66

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	**$12,284.27**

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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4513470 Mar 03 - Apr 01 3358 3303 55 55.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 5.27 2.43 0.11 4.27	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1049037 Mar 03 - Apr 01 110091 108504 1587 1587.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 151.81 70.18 3.09	$243.00
			Regulatory Assessment Fee Gross Receipts Tax	0.21 6.24	$6.45
			Total		**$249.45**
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	8246384 Mar 03 - Apr 01 2316 2271 45 45.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 4.29 1.99 0.09 5.71	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3410166 Mar 03 - Apr 01 1754 1735 19 19.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 1.81 0.84 0.04 9.39	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			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) Meter Number: Bill Period:	4463323 Mar 03 - Apr 01	Customer Charge Energy Charge Fuel Charge	17.92 2.58 1.19	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	1169	Asset Securitization Charge	0.05	
	Previous Read:	1142	Minimum Bill Adjustment	8.26	
	Billed Usage:	27			
	Billed kWh	27.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	915209	Energy Charge	5.64	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	2.61	
			Asset Securitization Charge	0.12	
	Present Read:	2919	Minimum Bill Adjustment	3.71	
	Previous Read:	2860			
	Billed Usage:	59			
	Billed kWh	59.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$281.72
	Meter Number:	4465473	Energy Charge	177.92	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	82.25	
			Asset Securitization Charge	3.63	
	Present Read:	116633			
	Previous Read:	114773			
	Billed Usage:	1860			
	Billed kWh	1860.000			
			Regulatory Assessment Fee	0.25	$7.48
			Gross Receipts Tax	7.23	
			Total		**$289.20**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	$1,628.28
	Bill Period:	Mar 03 - Apr 01	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	50 MTCH III 3K F	21.44	
	SV FLAGLER ACR 9500L	2,156	54W MITCH LED PT CLR	33.96	
			SV FLAGLER ACR 9500L	700.48	
			50 MTCH III 3K F	2.04	
			54W MITCH LED PT CLR	4.08	
			SV FLAGLER ACR 9500L	126.28	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49	
			Regulatory Assessment Fee	1.42	$6.33
			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	1.92	$3,158.43
			Energy Charge	195.15	

Billing details - continued

Account Information	Billing Details				Amounts
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Mar 03 - Apr 01	Fuel Charge	201.55	
	49W TRADITIONAL LED	17	Asset Securitization Charge	2.52	
	54W MITCH LED PT CLR	133	54W MITCH LED TOPHAT	33.96	
	54W MITCH LED TOPHAT	38	50MTCHTR III3K THRBM	33.96	
	50 MTCH III 3K F	95	50 MTCHT III 3K TH	21.44	
	50 MTCHR V 3K RBM	19	50 MTCH III 3K F	107.20	
	50 MTCHT III 3K TH	19	49W TRADITIONAL LED	6.95	
	50MTCHTR III3K THRBM	38	50 MTCHR V 3K RBM	16.98	
	213W LED SHBX BNZIII	75	SV DRC27500	132.00	
	SV DRC27500	1,188	SV FLAGLER ACR 9500L	987.04	
	SV FLAGLER ACR 9500L	3,038	54W MITCH LED PT CLR	118.86	
			213W LED SHBX BNZIII	14.42	
			SV DRC27500	31.79	
			SV FLAGLER ACR 9500L	177.94	
			50 MTCH III 3K F	10.20	
			54W MITCH LED TOPHAT	4.08	
			54W MITCH LED PT CLR	14.28	
			213W LED SHBX BNZIII	2.04	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	4.08	
			50 MTCHR V 3K RBM	2.04	
			49W TRADITIONAL LED	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	945.27	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	88.68	
			Regulatory Assessment Fee	2.75	$13.04
			Gross Receipts Tax	10.29	
			Total		**$3,171.47**
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	
	Meter Number:	8246383	Energy Charge	4.50	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	2.08	$30.00
	Present Read:	1889	Asset Securitization Charge	0.09	
	Previous Read:	1842	Minimum Bill Adjustment	5.41	
	Billed Usage:	47			
	Billed kWh	47.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	
	Meter Number:	1049785	Energy Charge	197.35	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	91.23	$310.52
	Present Read:	130027	Asset Securitization Charge	4.02	
	Previous Read:	127964			
	Billed Usage:	2063			
	Billed kWh	2063.000			

Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory Assessment Fee	0.27	$8.24
			Gross Receipts Tax	7.97	
			Total		**$318.76**
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	4451364	Minimum Bill Adjustment	12.08	
	Bill Period:	Mar 03 - Apr 01			
	Present Read:	109522			
	Previous Read:	109522			
	Billed Usage:	0			
	Billed kWh	0.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$319.45
	Meter Number:	2778290	Energy Charge	203.37	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	94.01	
	Present Read:	140290	Asset Securitization Charge	4.15	
	Previous Read:	138164			
	Billed Usage:	2126			
	Billed kWh	2126.000			
			Regulatory Assessment Fee	0.28	$8.48
			Gross Receipts Tax	8.20	
			Total		**$327.93**
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	8263689	Energy Charge	4.87	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	2.26	
	Present Read:	2205	Asset Securitization Charge	0.10	
	Previous Read:	2154	Minimum Bill Adjustment	4.85	
	Billed Usage:	51			
	Billed kWh	51.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	8246382	Energy Charge	4.69	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	2.17	
	Present Read:	2281	Asset Securitization Charge	0.10	
	Previous Read:	2232	Minimum Bill Adjustment	5.12	
	Billed Usage:	49			
	Billed kWh	49.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**

Billing details - continued

Account Information	Billing Details				Amounts
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4470114 Mar 03 - Apr 01 2072 2037 35 35.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 3.34 1.55 0.07 7.12	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 4522761 Mar 03 - Apr 01 1912 1876 36 36.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 3.43 1.59 0.07 6.99	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: 50 OTRAD BLK III 3K 54W MITCH LED PT CLR 50 MTCHR III 3K RBM 50 MTCHT III 3K TH SV FLAGLER ACR 9500L	 Mar 03 - Apr 01 17 57 38 19 4,116	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge SV FLAGLER ACR 9500L 54W MITCH LED PT CLR 50 MTCHR III 3K RBM 50 MTCHT III 3K TH 50 OTRAD BLK III 3K 50 OTRAD BLK III 3K 50 MTCHT III 3K TH 50 MTCHR III 3K RBM 54W MITCH LED PT CLR SV FLAGLER ACR 9500L 35 TT CNCRT/N-FLD MOUNT/1-4FIX 16 DEC CNCRT W/DEC BS/ WSHNGTN	1.92 177.87 183.68 2.29 1,337.28 50.94 33.96 21.44 8.32 2.04 2.04 4.08 6.12 241.08 7.39 1,061.97	$3,142.42
			Regulatory Assessment Fee Gross Receipts Tax	2.74 9.39	$12.13
			Total		**$3,154.55**
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period:	 4465449 Mar 03 - Apr 01	Customer Charge Energy Charge Fuel Charge	17.92 9.76 4.51	$32.39

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	5940	Asset Securitization Charge	0.20	
	Previous Read:	5838			
	Billed Usage:	102			
	Billed kWh	102.000			
			Regulatory Assessment Fee	0.03	$0.86
			Gross Receipts Tax	0.83	
			Total		**$33.25**
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$1,318.49
	Meter Number:	222519	Energy Charge	877.19	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	405.50	
			Asset Securitization Charge	17.88	
	Present Read:	562705			
	Previous Read:	553535			
	Billed Usage:	9170			
	Billed kWh	9170.000			
			Regulatory Assessment Fee	1.15	$34.99
			Gross Receipts Tax	33.84	
			Total		**$1,353.48**
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	915370	Energy Charge	4.50	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	2.08	
			Asset Securitization Charge	0.09	
	Present Read:	2125	Minimum Bill Adjustment	5.41	
	Previous Read:	2078			
	Billed Usage:	47			
	Billed kWh	47.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$514.34
	Meter Number:	5407312	Energy Charge	334.82	
	Bill Period:	Mar 03 - Apr 01	Fuel Charge	154.77	
			Asset Securitization Charge	6.83	
	Present Read:	384091			
	Previous Read:	380591			
	Billed Usage:	3500			
	Billed kWh	3500.000			
			Regulatory Assessment Fee	0.45	$13.65
			Gross Receipts Tax	13.20	
			Total		**$527.99**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	2778178	Minimum Bill Adjustment	12.08	
	Bill Period:	Mar 03 - Apr 01			
	Present Read:	53844			
	Previous Read:	53844			
	Billed Usage:	0			
	Billed kWh	0.000			

Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1015813 Bill Period: Mar 03 - Apr 01 Present Read: 339680 Previous Read: 336979 Billed Usage: 2701 Billed kWh 2701.000		Customer Charge	17.92	$401.02
			Energy Charge	258.39	
			Fuel Charge	119.44	
			Asset Securitization Charge	5.27	
			Regulatory Assessment Fee	0.35	$10.64
			Gross Receipts Tax	10.29	
			Total		**$411.66**
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915368 Bill Period: Mar 03 - Apr 01 Present Read: 1850 Previous Read: 1803 Billed Usage: 47 Billed kWh 47.000		Customer Charge	17.92	$30.00
			Energy Charge	4.50	
			Fuel Charge	2.08	
			Asset Securitization Charge	0.09	
			Minimum Bill Adjustment	5.41	
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2776049 Bill Period: Mar 03 - Apr 01 Present Read: 7 Previous Read: 3 Billed Usage: 4 Billed kWh 4.000		Customer Charge	17.92	$30.00
			Energy Charge	0.37	
			Fuel Charge	0.18	
			Asset Securitization Charge	0.01	
			Minimum Bill Adjustment	11.52	
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Mar 03 - Apr 01 SV FLAGLER ACR 9500L 490		Customer Charge	1.92	$348.49
			Energy Charge	20.52	
			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	$1.43
			Gross Receipts Tax	1.13	

Billing details - continued

Account Information	Billing Details	Amounts
	Total	**$349.92**
	Total Amount Due	**$12,284.27**

INVOICE

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

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

Cooper Pools
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.: 2026-1399
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

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

Total **$3,200.00**

Ways to pay

View and pay

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2026

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3733720
Client Matter No. 12123-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3733720
12123-1

Re: General Counsel

For Professional Legal Services Rendered

03/01/26	S. Sandy	0.60	189.00	Prepare interim engineering services agreement; follow up regarding Anchor Stone invoices; confer with Thibault and Clawson regarding survey proposal
03/02/26	P. O'Bryant	0.20	59.00	Correspondence regarding invoices
03/02/26	S. Sandy	0.70	220.50	Review Anchor Stone Management invoices; confer regarding same; update and revise Interim Engineering agreement with Stantec
03/02/26	D. Wilbourn	0.80	148.00	Prepare interim engineering services agreement
03/03/26	S. Sandy	1.00	315.00	Review final invoices from Anchor Stone; prepare letter regarding same
03/06/26	D. Wilbourn	0.70	129.50	Prepare towing service agreement
03/11/26	S. Sandy	0.20	63.00	Confer with Thibault regarding posting of signs on HOA property
03/18/26	S. Sandy	0.30	94.50	Review correspondence from Stantec regarding liability provision; confer regarding same

03/23/26	P. O'Bryant	2.20	649.00	Review agreements and public records law; draft letter to Anchor Stone regarding return of public records

TOTAL HOURS	6.70	
TOTAL FOR SERVICES RENDERED		$1,867.50
TOTAL CURRENT AMOUNT DUE		$1,867.50

GHS, LLC

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

Invoice

Date: 4/30/2026
Invoice #: 2026-324

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:
4/30/2026	April 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	33.33%	2,460.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	**Total**	**$2,460.00**
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!	**Payments/Credits**	**$0.00**
	Balance Due	**$2,460.00**

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622278901
DATE:	05/20/2026
ORDER:	622278901

Bill To: [929970]
Long Lake Ranch CDD
255 Primera Boulevard
Ste 160
Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Work Date	Time	Target Pest	Technician	Time In
05/20/2026	12:40 PM			12:40 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/20/2026		01:28 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$104.50

SUBTOTAL	$104.50
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$104.50
AMOUNT DUE	**$104.50**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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 Haven Management Solutions
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details
Invoice no.: 33527
Terms: Net 45
Invoice date: 03/24/2026
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	SPRING SEASONAL COLOR	3636	$2.25	$8,181.00

Total **$8,181.00**

American Illuminations

INVOICE	#136
PAYMENT TERMS	Upon receipt
DUE DATE	May 08, 2026
AMOUNT DUE	**$14,000.00**

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

Patricia@havenmgtsol.com

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

(757) 572-3732
william@american-powerwashing.com

INVOICE

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

Subtotal	$16,734.37
	-$2,734.37
Job Total	**$14,000.00**
Amount Due	**$14,000.00**

See our Terms & Conditions

American Power Washing LLC
8247 W Haven Dr Land O Lakes, Florida 34638
Cell 813-716-5999
www.american-powerwashing.com

Invoice

Bill To:
Long Lake Ranch CDD
Patricia Thibault
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746

Invoice No: 649
Invoice Date: May 8, 2026

Job Date	Description	Qty	Each	Amount
Location: Long Lake Ranch CDD; 19037 Long Lake Ranch Boulevard; Lutz, FL 33558				
May 08, 2026	**Annual Pressure Cleaning service (Year 3 of 3)** This is a multi-year service agreement. American Power Washing LLC will clean all CDD owned property as completed in previous years. Property includes pressure cleaning all sidewalks & curbs, paver roundabouts, as well as soft washing both amenity centers. American Power Washing LLC will also include the remaining CDD sidewalks that were not in the scope of work from previous years. American Power Washing LLC will coordinate with the Board and/or District Management to schedule the annual pressure cleaning. Service years will include 2024, 2025, & 2026.	1	$30,000.00	$30,000.00
			Total	**$30,000.00**

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
Apr 15, 2026

Billing Period:
Apr 15 - May 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
$288.26
Auto Pay is scheduled
May 11

Bill history	
Previous balance	$288.48
Payment received by Apr 15, thank you	-$288.48

Service summary	Previous month	Current month
Bundle	$263.46	$263.46
Taxes and Fees	$25.02	↓$24.80
Total services	**$288.48**	**$288.26**
Total balance		**$288.26**

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

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

6790 0107 DY RP 15 04152026 NNNNNN 01 999835

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.

9720068134064423061521000000000000288265

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
Apr 15, 2026

Billing Period:
Apr 15 - May 14, 2026

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

SERVICE TERMS

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

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

PIN: **8336**

Billing Date: **Apr 15, 2026**

Billing Period: **Apr 15 - May 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

04.15-05.14	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	$8.88
	Federal USF Recovery Charge	$3.34
	Federal Excise Tax	$0.42
	Federal Taxes	**$12.64**
	FL State Communications Services Tax	$6.13
	County Communications Services Tax	$3.04
	FL State Gross Receipts Tax	$2.34
	Pasco County 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.17
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$12.16**
Taxes and Fees Total		**$24.80**

Total current month charges $288.26

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 $137.27 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.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
Apr 15, 2026

Billing Period:
Apr 15 - May 14, 2026

LONG LAKE RANCH

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

PIN:
8323

Billing Date:
Apr 15, 2026

Billing Period:
Apr 15 - May 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
May 11

Bill history	
Previous balance	$150.99
Payment received by Apr 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**

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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

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

6790 0107 DY RP 15 04152026 NNNNNN 01 999834

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

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

752005813949602806152100000000000000150995

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

Billing Date: **Apr 15, 2026**

PIN: **8323**

Billing Period: **Apr 15 - May 14, 2026**

WAYS TO PAY YOUR BILL

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Download the MyFrontier® app

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

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LONG LAKE RANCH

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

PIN:
8323

Billing Date:
Apr 15, 2026

Billing Period:
Apr 15 - May 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

04.15-05.14	Business Fiber Internet 500	$125.99
	1 Usable Static IP Address	$25.00
Internet Total		**$150.99**

Total current month charges **$150.99**

BUSINESS
FIBER 5 GIG
INTERNET

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

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

LONG LAKE RANCH

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

PIN:
8323

Billing Date:
Apr 15, 2026

Billing Period:
Apr 15 - May 14, 2026

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/8/2026	57

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 4/19-5/2/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 4/19-5/2/26 45 hrs @ 25/Hr	1,125.00	1,125.00
	Facility Attendant 4/19-5/2/26 32 hrs @ 25/Hr	800.00	800.00
	Management Fee	41.55	41.55
		Total	$5,293.75

GHS, LLC

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

Invoice

Date: 4/30/2026
Invoice #: 2026-324

To:

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

Project: LLR Aquatic Maintenance
Proposal #: 21-213;2026
P.O. #:

Due Date	Service Date:
4/30/2026	April 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	33.33%	2,460.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	**Total**	**$2,460.00**
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!	**Payments/Credits**	**$0.00**
	Balance Due	**$2,460.00**

INVOICE

Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 5/15/2026
Invoice Number: 26003
Due Date: 5/30/2026

Billed To:
Long Lake Ranch
C/O C/O Haven Management Solutions, LLC
Patrica Thibault
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

DESCRIPTION	AMOUNT
Long Lake Ranch Annual renewal fee	$150.00
TOTAL	$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/20/2026	58

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 5/3-5/16/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 5/3-5/16/26 50 hrs @ 25/Hr	1,250.00	1,250.00
	Facility Attendant 5/3-5/16/26 32 hrs @ 25/Hr	800.00	800.00
	Management Fee	41.55	41.55
		Total	$5,418.75

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 Haven Management Solutions
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Ship to
Long Lake Ranch Community Development District
C/o Haven Management Solutions
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

Invoice details
Invoice no.: 34197
Terms: Net 45
Invoice date: 05/13/2026
Due date: 06/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	STUMP GRIND FROM APPROVED PROPOSAL- SERENOA MEDIAN: Scope of Work: *Stump grinding of an existing stump	1	$250.00	$250.00

Total **$250.00**

LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

INVOICE

BILL TO
Long Lake Ranch
Community Development
District
c/o Haven Management
Solutions
255 Primera Boulevard,
Suite 160
Lake Mary, FL 32746

INVOICE # 004145
DATE 05/21/2026
DUE DATE 06/20/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the $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 – Rebate Requirement Calculation for the period ended June 5, 2025.	500.00

BALANCE DUE **$500.00**

Thank You For Your Business

LLS Tax Solutions Inc.
1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com

LLS Tax Solutions Inc.
Tax - Exempt Bond Services

INVOICE

BILL TO
Long Lake Ranch
Community Development
District
c/o Haven Management
Solutions
255 Primera Boulevard,
Suite 160
Lake Mary, FL 32746

INVOICE # 004146
DATE 05/21/2026
DUE DATE 06/20/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the $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 – Rebate Amount Calculation for the period ended October 8, 2025.	500.00

BALANCE DUE **$500.00**

Thank You For Your Business

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622278901
DATE:	05/20/2026
ORDER:	622278901

Bill To: [929970]
Long Lake Ranch CDD
255 Primera Boulevard
Ste 160
Lake Mary, FL 32746-5096

Work Location: [929970] 813-565-4663
Long Lake Ranch CDD
19037 Long Lake Ranch Blvd
Lutz, FL 33558-5507

Work Date	Time	Target Pest	Technician	Time In
05/20/2026	12:40 PM			12:40 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/20/2026		01:28 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$104.50

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

AMOUNT DUE **$104.50**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **0 COMMUNITY CENTER**
Bill Number: 24404846
Billing Date: 5/4/2026
Billing Period: 3/16/2026 to 4/15/2026

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	3/16/2026	28046	4/15/2026	28152	30	106

Usage History

	Water	Irrigation
April 2026		106
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

Transactions

Previous Bill		706.53
Payment 04/20/26		-706.53 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	31.0 Thousand Gals X $9.36	290.16
Total Current Transactions		678.45
TOTAL BALANCE DUE		**$678.45**

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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	678.45
Total Balance Due	**$678.45**
Due Date	**5/21/2026**

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

The Total Due will be electronically transferred on 05/21/2026.

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

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

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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

Service Address: **18981 LONG LAKE RANCH BOULEVARD**
Bill Number: 24404851
Billing Date: 5/4/2026
Billing Period: 3/16/2026 to 4/15/2026

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	3/16/2026	463	4/15/2026	465	30	2

Usage History

	Water
April 2026	2
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

Transactions

Previous Bill		191.64
Payment 04/20/26		-191.64 CR
Past Due		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	2.0 Thousand Gals X $2.18	4.36
Sewer		
Sewer Base Charge		103.45
Sewer Charges	2.0 Thousand Gals X $7.20	14.40
Total Current Transactions		163.50
TOTAL BALANCE DUE		**$163.50**

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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
Past Due	0.00
Current Transactions	163.50
Total Balance Due	**$163.50**
Due Date	**5/21/2026**

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

The Total Due will be electronically transferred on 05/21/2026.

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

ENGAGE PEO

Invoice **125004**
Date **05/22/2026**

Pay Period Ending 05/31/2026
Control Number 637-20265

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**

2 checks

PAID - Ref **XXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment

Coastal
Waste & Recycling
www.coastalwasteinc.com

INVOICE

Invoice	SW0001912568
Page	Page 1 of 1
Date	04/30/2026
Customer	16948
Site	0
PO Number	
Due Date	05/25/2026

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **LONG LAKE RANCH CDD** **19037 LONG LAKE RANCH BLVD, LUTZ FL** Serv #001 FEL MSW 1 - 6YD 1x Week				
30 - Apr	MONTHLY - WASTE COLLECTION (May 01/26 - May 31/26)		$103.84	1.00	$103.84
30 - Apr	ADMIN FEE - MONTHLY (May 01/26 - May 31/26)		$3.95	1.00	$3.95
30 - Apr	RECOVERY FEE				$15.57

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

INVOICE TOTAL $123.36

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

Invoice	SW0001912568
Page	Page 1 of 1
Date	04/30/2026
Customer	16948
Site	0
PO Number	
Due Date	05/25/2026

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

AMOUNT REMITTED

0025756SW0169480000SW0001912568000000123366

EXHIBIT 24

RETURN TO AGENDA

MINUTES OF 06/04/2026 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, June 04, 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 (via virtual means)..... 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 Woodcock.....District Project Manager, Stantec
Chuck Burnett..... GHS Environmental Aquatic Maintenance
Bob Bowling.....Cooper Pools
Michael Chass..... Cooper Pools, Project Manager
Jacob Bartlett..... RedTree
Vincent Palevich.....Managing Partner, 813 Security

Opening Remarks and Attendance Notes

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

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

An audience member spoke on exhibit 24 and fence encroachment. The resident stated that he wished to recap the discussion regarding the double survey that cost the CDD $2,100. He made claims of inappropriate allocation of power against Chairwoman Clawson regarding fence and HOA related issues. Ms. Thibault reminded the audience of the comment policy, noting that it was not an interactive period. Supervisor Thompson assured the resident that the Board was not singling anyone out, as they have dealt with complaints regarding residents on CDD property in a similar fashion in the past. He explained the ARC process to get a fence approved. Supervisor Pellan noted that the Board has an obligation to address all items that are brought before them. He clarified his comment regarding something related to 10 years, stating that to his recollection, if a subject comes before the Board, they must be consistent in the way they handle it.

Rene Langston spoke on exhibit 24, noting that she had not been notified of the fencing issue until the survey company arrived to conduct the survey. She stated that she did not install the fence. She stated that she understood that the Board wanted to be consistent in the way they handle fencing issues, before questioning the number of surveys that had been conducted to confirm fence placement, and how often residents had been notified of an issue. She claimed zero surveys had been ordered to confirm fencing placement in the history of the CDD, and that every resident besides herself had been notified if there was an issue with the CDD. Ms. Langston noted that she had looked into CDD property and

discovered that all of Tract B and everyone along that street was encroaching upon CDD property. She expressed her concerns with the response from Supervisor Smith. Ms. Langston suggested that the encroachment be addressed and expressed her hopes that the survey would be conducted and the residents notified and treated properly. Supervisor Smith advised that for the area Ms. Langston was referring to, the developer had placed that fence, meaning it was in the correct spot. Ms. Sandy clarified that the Board did authorize a survey upon her recommendation as she advised that they could not send a letter informing a resident their fence was on CDD property until it was confirmed via survey that it was actually on CDD property.

Amanda Cook, at 19578 Long Lake Ranch Boulevard shared her concerns over the revised agenda package. She noted that an email exchange between Supervisor Smith and District Management regarding a resident's request to add encroachment concerns to the meeting agenda was included in the original meeting agenda and removed from the revised agenda. Ms. Cook handed out a printed copy of the email chain and requested the exchange be accepted by the board and included in the meeting minutes as a matter of public record regarding the encroachment agenda item.

Christina Miles, 18281 Roseate Dr. asked for a brief overview of what the Board was hiring security to do. The Board informed her that would be discussed during the budget section of the meeting and that she would be able to ask questions.

Tim Cook, at 19578 Long Lake Ranch Boulevard raised concerns over exhibit 24 via virtual means. He asked why the agenda was revised before the meeting and if this was a common practice. Ms. Thibault advised that it is a common practice with district management companies, noting that they always have revised agendas. She explained that they add items to a revised agenda as they become available to them to avoid having to wait an extra month to address them at the next meeting. Ms. Sandy advised that the agenda posted is the short version of the agenda, and that items can sometimes be deferred to a later meeting, but when it is time sensitive, they want to ensure they can act on it if necessary. Mr. Cook asked what the reason for time sensitivity was regarding the boundary issue that, per his statement, had been there for years. Ms. Sandy advised that the survey was not received until the last minute, and she noted that the Board was not required to add the item to the agenda. Mr. Cook asked about the time sensitivity regarding the email chain mentioned by Ms. Cook. Ms. Sandy noted that was not an item required on the agenda. Supervisor Pellan noted he did not recall seeing an email from Chairwoman Clawson about her view corridor being blocked. He advised that the Board does not get all of the emails.

Ms. Langston commented on the timeline of the email chain and shared her concerns over the lack of open communication. Ms. Thibault reiterated district counsel's recommendation to conduct the survey.

Supervisor Pellan commented on the security question, noting that they have certain placeholders set up when working through the budget. He advised that they have several options they were considering. He discussed some of the fund allocations for security, noting the destruction of gates and mag locks lead to extra expenditures. Ms. Miles asked if security was going to drive through the community. The Board informed her that was not allowed.

III. Supervisor Comments

Supervisor Smith commented on the pins placed in the sidewalk, noting that he went out to check on it. He expressed his concerns with getting the district engineer involved. Mr. Woodcock confirmed that Stantec did not charge to look at the sidewalks. Supervisor Smith asked who authorized the no parking signs on CDD property. Ms. Thibault confirmed that the towing company placed those signs. Supervisor Smith noted that vehicles had not been towed. He reported that he had been informed that Supervisor Thompson had put a stop to the Easter blowups they were supposed to have in the field. Supervisor Smith asked for an explanation regarding that information. Ms. Thibault advised that it may have been related to insurance issues but was overall an HOA decision. Supervisor Smith asked how much damage had been done by teenagers over the course of 10 years, offered his hypothesis, and noted that they would be spending more money on security than they spend in a year replacing mag locks.

Supervisor Pellan offered a clarifying comment, noting that the time limit on audience comments exists to ensure that the Board can get through the agenda each meeting.

Supervisor Smith noted that Supervisor Thompson had been in contact with the Langstons and asked for his reasoning. He raised concerns over Supervisor Thompson's contributions to the Board.

Supervisor Thompson raised concerns over the minutes from the May 7 meeting. Ms. Thibault requested those items be addressed under the agenda item. Ms. Sandy suggested addressing the items as they come up in the agenda, noting that they had not addressed agenda items at this point.

Chairwoman Clawson acknowledged and apologized to the vendors at the meeting. She noted that she had previously expressed concerns over supervisor Thompson's behavior towards her and rejected the allegations of improper actions. Chairwoman Clawson clarified the Board's decision-making process, noting that her signature appears on Board documents because of her position as Chairwoman. She asked that Supervisor Thompson reflect on his role and determine if he could continue to serve the community.

IV. Professional Vendor Presentations

Ms. Thibault introduced Mr. Bryant, noting that he would be conducting the landscape review report, and Mr. Lotito, who would be conducting a second review, though both would be serving as field managers.

A. District Engineer – Stantec – Greg Woodcock

1. Discussion on 18920 Beautyberry Drainage Review

Mr. Woodcock presented the drainage review, noting that the grass was growing on top of the drains. He informed the Board that the drainage from the Beautyberry area was supposed to flow into the inlets and discharge in the street, but that was not happening. He stated that he was going to a meeting with the HOA and the contractor on Wednesday to discuss the trail project and the gutters/trench station they wanted to put by the ramp. Supervisor Smith advised that this was an HOA issue.

Mr. Woodcock presented his updates, reporting that ADS would be beginning their approved projects next week. He presented Exhibit 27, a report discussing drainage and possible easement violation from 18920 Beautyberry, noting that the resident had placed artificial turf in their backyard and the grading didn't match what was there originally. Mr. Woodcock advised that there was an underdrain going from the resident's backyard through the district's easement. He advised that he was going to look at it on Wednesday and report back. He noted that there was a 42-inch concrete pipe between the houses, and if they ever had to do maintenance on that, they would have to rip out the underdrain. He suggested that he work with district counsel to draft a letter to send to the resident. Mr. Woodcock explained the purpose of the pipe. The Board discussed the encroachment and French drain issues. Ms. Thibault advised that the French drain would be an HOA item. The Board discussed the accessibility of the stormwater pipe and structure. Mr. Woodcock confirmed he would have a proposal at the next meeting. Ms. Sandy clarified and explained why they prefer to have a district engineer look at these issues. Ms. Sandy noted that Mr. Woodcock would determine if there was encroachment tied to the stormwater drain, advising that there might be a possible solution that would allow the fence to stay up. She noted it was a question for the Board whether it was negatively impacting the district drainage system. Ms. Thibault confirmed that the item was closed with the Board.

B. District Counsel

Ms. Sandy presented the Chapter 558 Notice of Claim that was sent to the Pool Doctors of Central Florida Inc., noting that the pool was inspected and a proposal was sent to Ms. Thibault. She reminded the Board that they have to accept or reject the offer within 45 days, and it was required for them to do prior to filing a suit. Ms. Sandy reported that G.B Collins, the third-party consultant, visited the site and sent ahead their preliminary comments. She summarized the comments, informing the Board that they did a full pool sounding of the floor and the walls of the interior to identify the extent of the damaged and hollow spots in the pool and that they found there was a substantial amount of pool finish that

needed to be removed. She also noted that they had informed her that they did not believe there was a complete refinishing of the pool done 2 years ago, and that it was likely just patched, though a full refinishing would be needed to remedy the issue.

Mr. Woodcock commented that the submitted pictures showed loose plaster. The Board agreed that the offer was unacceptable. Supervisor Pellan asked Ms. Sandy what the next steps would be after rejecting the proposal. Ms. Sandy advised that they do not have to negotiate with the company, they were just obligated to offer an initial opportunity for them to offer a remedy. She noted that next steps would include pursuing Pool Doctors in litigation for reimbursement or money damages to cover the district's cost and moving forward with Cooper Pools for the repairs. Ms. Sandy noted that they would need to ensure that they move forward with the caveat that they preserve any evidence needed to support any claims that would be made in litigation. Supervisor Smith asked about the cost of litigation, looking for a ballpark number. Ms. Sandy advised that there were numerous factors that made it difficult to estimate, but typically, if they were to go all the way through hearings and trials, the ballpark amount would be in the 6 figures. She confirmed that the district's claim would cover the attorney's fees and the damages and that the 558 Notice did not require the Pool Doctor's insurance policy. Supervisor Smith asked if the company could declare bankruptcy and start another LLC. Ms. Sandy noted that was a possibility in general, but she did not have the information to answer that. Mr. Woodcock recommended they send the proposal to G.B. Collins and have them reject it for their records.

Ms. Thibault opened the floor to comments from the audience regarding the discussion of the proposal and the proposal itself.

On a MOTION by Supervisor Thompson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Agreed to Reject the Pool Doctors of Central Florida Inc. Proposal for the Long Lake Ranch Community Development District.

Ms. Sandy requested the Board authorize a supervisor to work with her office on items related to the legal strategy and necessary steps before the next meeting. The Board approved Chairwoman Clawson as liaison.

C. RedTree Landscape

1. Landscape Maintenance Report – May 2026

RedTree presented the Landscape Maintenance Report, noting that both irrigation pumps had been installed and were functioning. They noted they were making a second round through the irrigation system, paying extra attention to Long Lake Ranch Boulevard. They noted that the flowers could be changed out in the next 10 to 14 days. They advised that they have 5 or 6 more trees to lift, noting that it should be done by the next meeting. Supervisor Pellan asked about the proposals submitted for the tree replacements around the basketball court. Ms. Thibault reminded the Board that they had asked that all items regarding the basketball court be grouped together. The Board noted that they would need to address the fence before they replace the trees and discussed tree options and placements. Supervisor Twomey suggested waiting until they decide if they were putting in a fence. Ms. Thibault noted the original agenda report remarked upon the tree lifting and edging issues. She asked that RedTree review the report and make sure all the trees in the report were lifted. They confirmed they would take care of those trees by the next meeting, and the edging would be completed by next week. Ms. Thibault noted that they had not responded to her emails regarding irrigation. She advised that she had pulled a water usage report from the county that showed they had water usage on Tuesdays. Ms. Thibault remarked that RedTree's irrigation runs on Thursdays and asked what they had running on Tuesday. She advised that Cooper Pools had assured her that it was not the pool. RedTree stated the pool was on autofill, which Ms. Thibault agreed. She reported that the county was hitting the district with monetary bills because they were violating county and SWFWMD regulations by irrigating multiple days RedTree advised that their system was programmed to run from 9 p.m. Thursday night until the end of the 7-hour program. The Board reported that they had not received a fine but had been receiving large water bills for months. RedTree confirmed they would come on Tuesday to make sure nothing is programmed incorrectly. Supervisor Pellan confirmed they would get another report from the county. Ms. Thibault confirmed the gallons of water used on Tuesdays was almost the exact amount of water used for irrigation on Thursdays. RedTree confirmed they would

check to make sure the controller was set correctly. Supervisor Twomey discussed the issues with irrigation at Foxtail, regarding the pumps. RedTree noted they had pulled their person off the pumps when they had started receiving emails about not having a signed contract. Supervisor Twomey asked that they stay in contact with Mainscape Landscaping and district management when issues occur. Chairwoman Clawson informed the Board how many gallons of water they use a month, and asked RedTree if they have any outstanding plants that have been paid for that had not been installed yet. Ms. Thibault and the Board asked when the outstanding plant materials would be planted. RedTree noted that would be after they had completed their inspection. The Board requested a date. RedTree advised that they would be done with the irrigation inspection by the end of next week, and all plants would be planted and the rotations on the medians completed by the next meeting. Supervisor Smith suggested Ms. Thibault send the report to RedTree.

D. GHS Environmental Aquatic Maintenance ***(addressed after item V)***

1. Aquatic Maintenance Log – May 2026

The Board reviewed the maintenance log.

V. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

Ms. Thibault introduced Mr. Bryant. She informed Mr. Lotito that they would like to have all of the tree lifting completed before hurricane season and asked him to check that.

B. Basketball Resurface project

1. Basketball Resurface Project

Ms. Thibault presented the proposals for the basketball court and fence. Supervisor Pellan suggested they address surfacing first. The Board discussed the Lawson proposal and whether it was for both courts. Supervisor Pellan expressed concerns over the raised areas on the basketball court, noting it was not included in the Lawson proposal. The Board discussed the roots under the court, the suggestion to re-asphalt the court to level it, and how to approach the vendor with these questions. Chairwoman Clawson asked Ms. Thibault to get clarification from the vendor as to how they intend to make the court level; if a resurface would be enough to level it. The Board agreed that the vendor should come to the meeting to answer their questions.

2. Fencing

Ms. Thibault asked the Board if they would like to have Vilo Fence come to the next meeting. Chairwoman Clawson asked if their proposed fence would be the same height as the tennis court fence. She asked if they had the answers to the questions Supervisor Pellan had asked. Supervisor Smith expressed his concerns over placing a mag lock on the fence. Chairwoman Clawson suggested placing the lock on the gate, but leaving it unlocked during the day. Supervisor Twomey requested a full accounting breakdown of what each item involved in this project would cost. Supervisor Pellan noted he would prefer not to spend funds putting up the fence, noting that it was not a necessity like the trees and court resurfacing were. Supervisors Smith and Pellan suggested that the basketball courts were not being abused, and the only other benefit to a fence would be keeping the ball out of the road. Chairwoman Clawson noted a fence might deter adolescents from taking their skateboards, roller skates, scooters, etc. onto the fresh court. Supervisor Pellan suggested they acquire more information from the vendors regarding the strength of the fence, the gauge of the posts, the warranty, etc. before they approve a proposal. The Board reiterated that the vendors should come to the next meeting to answer questions about their proposals. Ms. Thibault confirmed she would speak to the electric company about costs to route electricity to a mag lock on the fence.

3. Mag Lock Entry & Access

Ms. Thibault confirmed she would speak to the electric company about costs to route electricity to a mag lock on the fence.

VI. Financial & Administrative Matters

A. Consideration for Acceptance of April 2026 Unaudited Financial Statements

- Supervisor Smith raised concerns over $13,000 in miscellaneous income. Ms. Thibault confirmed it was from the swimming lessons and strictly went to the district general fund. Ms. Thibault noted she would check on it. Supervisor Smith asked if the tennis guy could pay consistently. He also noted that the assessments were not equal to what had been booked. Ms. Thibault advised that the county would remit the funds in August or September as long as someone bought the certificate. Ms. Sandy elaborated on the tax certificates and the process to remit. Ms. Thibault explained that the $10,000 from Anchor Stone was from overpayment on a prior fence issue.

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

A. Presentation of Check Details for April 2026

- Supervisor Smith expressed concerns about missing invoices. Ms. Thibault noted there weren't any missing. Supervisor Smith asked about the billing from Cooper Pools.

B. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 7, 2026

- Supervisor Thompson noted lines 191, 296, 192, 212, and 297 were out of order. Ms. Thibault confirmed the minutes would be checked to see if items were taken out of order.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Board of Supervisors Regular Meeting Held May 7, 2026, Under the Condition that the Changes Mentioned be Made, for the Long Lake Ranch Community Development District.

C. Presentation of Approval Listing – FY 2026

- Chairwoman Clawson noted the listing that noted to pay track lighting early was not GHS but was American Illuminations.

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

- Ms. Thibault advised they would need an IT specialist to assist with the technical domain questions. She noted the goal was to retrieve the original list of residents, but that she could not confirm if that would be possible. She confirmed they could ask the district website team to answer the technical domain questions. Supervisor Pellan and Supervisor Twomey emphasized the importance of sending the bond information to the residents. The Board suggested sending the bond information with the budget letters. Ms. Thibault advised that Ms. Sandy's office would compose that letter and send it to the Board for review. Ms. Sandy detailed how they would add the bond information to the letter. Supervisor Smith volunteered to act as liaison.

- Supervisor Pellan asked about line-item cost. Ms. Thibault assured him that item was the same on all of her districts.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Approved the LLS Tax Solutions Proposal for Arbitrage Services 2015 A1, A2, for the Long Lake Ranch Community Development District.

E. Ratification of Don Harris Invoice 3192 – Electrician Fee - $440

- Ms. Thibault explained the ratification, noting it was to get energy to one of the pumps.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Ratified the Don Harris Invoice 3192 Electrician Fee for $440 for the Long Lake Ranch Community Development District.

VII. Staff Reports

A. District Manager

1. Discussion of Annual Assessment Trends

- Ms. Thibault presented the assessments.

2. Presentation of the FY 2026-2027 Proposed Budget

3. Presentation of the FY 2026-2027 Proposed Budget

- Ms. Thibault presented the proposed budget, noting that it did consider an increase in overall assessments. She noted that the assessments increased up to 2.65. Ms. Thibault advised that the townhomes decreased overall, but their overall increase ranged from 2.59% to 2.65% depending on the property. She noted the budget had been discussed during the budget meeting and informed the audience there would be a public hearing in August. Ms. Thibault briefly detailed the proposed budget, noting that the administrative total increased, utilities held flat, security repairs and maintenance decreased, decorative lighting decreased, sidewalk, road, and street facilities remained flat, amenity maintenance increased, capital outlay increased, and the reserves fund increased. Ms. Thibault detailed the townhomes overall, noting that Phase 1 and 2 decreased, Phase 3 increased, the single-family 45s experienced an overall decrease, the single-family 55s in Phase 3 increased, the single-family 55s in Phase 4 increased, the single-family 65s in Phase 1 and 2 decreased, and the single-family 65s in Phase 3 and 4 increased.
- Ms. Thibault reminded the residents that they were required to submit a high-watermark budget before June 15th. She noted that they could decrease the budget at the public hearing but would not be able to increase it.

On a MOTION by Supervisor Pellan, SECONDED by Chairwoman Clawson, WITH A NAY VOTE from Supervisor Smith, the Board Adopted Resolution 2026-09 Approving the Proposed FY 2027 Budget and Setting a Public Hearing for the Long Lake Ranch Community Development District.

4. Consideration to Adopt Resolution 202610 - Setting of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing Effective Date

- Ms. Sandy presented the resolution to the Board, explaining that the rules of procedure cover the background items of a district, including setting the agenda, posting notices, minutes, the various offices, outlining the procedures for procurement, etc. Ms. Sandy briefly explained the timeline of publishing the notices for the meetings. She confirmed her office could send the redline version of the rulemaking procedures.

On a MOTION by Supervisor Thompson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Adopted 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 for the Long Lake Ranch Community Development District.

5. Discussion of Backyard Access Request for Pool and Spa Construction – 1204 Multiflora Loop Lutz, FL 33558

- Ms. Thibault presented the request. The Board discussed previous requests of a similar nature. Ms. Sandy noted that there had been a handful of requests, and the Board had typically asked that the residents pay for any legal time spent preparing the access agreement. Supervisor Twomey asked about the property adjacent to the area the resident asked about. The resident informed the Board of her location. The Board asked the resident what the timeline for the project looked like. She stated no more than 6 weeks. The Board expressed concerns about the legal fees. The resident confirmed there would be no risk of sidewalk damage. Ms. Sandy shared the approximate amount an access agreement would cost. Chairwoman Clawson suggested the Board verify that land is theirs. Ms. Sandy confirmed she was looking into it. The Board discussed the road and access further, noting they didn't want to approve access to property that wasn't theirs.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Access Agreement for CDD Property and Confirmed the Costs of the Access Agreement to be Paid by the Resident for the Long Lake Ranch Community Development District.

6. Reminder: Form 1 – Due July 1

- Ms. Thibault reminded the Board of their Form 1 due date.

VIII. Other Introduced Items

1. Discussion of Security Services Proposal – 813 Security

- Mr. Palevich presented the security proposals, noting one for a fixed guard and one for roving patrol. Ms. Thibault confirmed that the Board could adjust the time periods of the roving patrol.

2. Discussion on District Signage

- Mr. York asked the Board for direction regarding the specific details of the signs. Supervisor Twomey advised that they had budgeted replacing the signs over a 3-year period and suggested they duplicate the old signs. Supervisor Pellan noted there should be rewording on some of the signs around the amenities and the ponds regarding fishing. Chairwoman Clawson suggested the catch-and-release rule be included on the signs. Supervisor Pellan noted that would be contradictory. The Board discussed the signs by the pool, the no trespassing sign, and the conservation signs. Ms. Thibault confirmed they would come back with a proposal. Supervisor Thompson asked about signage for the expanding gopher tortoise population.

3. Discussion of Amendment to Agreement for District Management Services

- Ms. Thibault opened discussion by reporting that they had been receiving a large number of public records requests and the proposed pricing was in line with what other district management companies assess hourly. Supervisor Thompson shared his concerns that residents would have to pay a higher rate than already quoted. Ms. Sandy noted this was in line with the current agreement. Supervisor Pellan quoted Chapter 119. Ms. Sandy confirmed that any research taken in excess of 15 minutes would result in a cost assessment issued to the requester. Ms. Thibault advised that the hours were tracked explicitly through Clockify, which would be made available to the requester.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH A NAY by Supervisor Thompson, the Board Approved the Amendment Agreement for District Management Services Effective June 4, 2026, for the Long Lake Ranch Community Development District.

IX. Audience Comments – New Business

A resident asked how they determined a legal fee to place on a request for information. He noted that he was waiting to see the pictures Supervisor Thompson had noting obstructions on CDD property that hadn't been addressed. The resident expressed his concerns regarding the Board's email communication. He suggested the Board place a sanction on what members of the Board say about each other.

Supervisor Thompson noted that the picture the resident was talking about was on his phone. He stated that he enjoyed socializing with residents and enjoyed speaking to the Langstons because of their interest in healthcare. He noted he had put it on record that he had seen Supervisor Smith speaking with Chairwoman Clawson in her driveway to avoid future issues if he were to talk to a Board member. Supervisor Twomey confirmed that Supervisor Thompson was allowed to speak to Ms. Langston about CDD and non-CDD business, noting that he didn't think he was doing anything wrong by speaking with her. Supervisor Twomey noted that Supervisor Thompson was also allowed to call a supervisor about non-CDD business and have a discussion. Ms. Thibault confirmed that to be true, noting Supervisor Smith and Chairwoman Clawson did the same thing. Supervisor Twomey confirmed Supervisor Thompson could speak about CDD issues with the residents they pertain to.

Ms. Langston requested it be placed on the record that a letter was going to be sent to the resident involved in Exhibit 27 before CDD action was taken. She expressed concerns over residents utilizing a foot of CDD property. She noted that her bushes and trees had been up for 10 years and claimed she had to remove them because of Chairwoman Clawson. She accused Chairwoman Clawson of targeting, reporting some of the issues she claimed occurred over the last 9 years.

A resident asked if the Board could take preliminary votes on the agenda. Ms. Thibault confirmed that they had to wait until conversation happened at the meeting. Supervisor Smith noted the tabled item did not receive a motion or a vote, just a discussion.

Ben Langston shared that Supervisor Thompson had accepted his kids playing soccer on one of the fields with a trainer.

Tim Cook asked if there was certain criteria or amount of time that would make it acceptable and not require a survey to be conducted. Ms. Thibault confirmed that the Board had not enacted an official policy to address timeframe. Supervisor Pellan advised that the factor they consider is when a fence is put in by a developer. Ms. Sandy clarified that the property appraiser website is a good guideline but is not entirely accurate. She advised that a survey would still be needed. Supervisor Smith noted Mr. Cook's fence was discovered because of the original survey ordered for district property. Ms. Thibault noted the first survey was suggested by district counsel to determine if the Langston fence was on CDD property. She detailed that the survey company surveyed the wrong area, at which point they discovered the Cook's fence. The Board noted that the stakes used to identify the survey lines were removed, hence the third survey. Ms. Thibault advised that both fences were found to be encroaching on CDD property.

A resident stated Ms. Sandy recommended encroachment information and was turned down by Chairwoman Clawson. The Board, district management, and district counsel noted they did not remember the comment the resident accused Chairwoman Clawson of making.

A resident asked if the zero-dollar interest income was on purpose. Ms. Thibault advised that it was, noting that it is unwise to budget for interest.

X. Supervisor Requests

Supervisor Thompson asked about the check for the public records.

XI. Adjournment

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

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

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

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

_____	_____
Signature	**Signature**
_____	_____
Printed Name □ Secretary □ Assistant Secretary	**Printed Name** □ Chairman □ Vice Chairman

EXHIBIT 25

RETURN TO AGENDA

Meeting Date	Vendor	2	Amount	3	Brief Item Description
10/2/2025	Anchor Stone		$850		Drip Line Irrigation Project Inspection
10/2/2025	Blue Water Aquatics		$524.15		Estimate for Fountain 2 control box replacement
10/2/2025	Bryans Fence		$2,600		Proposal for fencing needs
10/2/2025	Red Tree Landscape		$5,225		Replacement of Muhly Grass on Long Lake Ranch Blvd.
10/2/2025	Red Tree Landscape		$600 per month		Monthly Irrigation repairs
11/3/2025	Cooper Pools		$2,075		Remediation of Foxtail Pool
11/3/2025	Red Tree Landscape		$3,200		Cut stumps at Foxtail and haul away
11/3/2025	Red Tree Landscape		$2,200		Woodline cutback proposal
11/3/2025	Red Tree Landscape		$49,500		Installation of mulch
11/3/2025	Red Tree Landscape		$1,000		Irrigation proposal
11/3/2025	Welch Tennis		$910.48		Wind screen
12/4/2025	American Illuminations		$2,500		Wreath Hanging
12/4/2025	Blue Water Aquatics		$884.83		Fountain Repair
12/4/2025	Cooper Pools		$2,860		Filter Cartridge Grid at Foxtail Pool
12/4/2025	Keystone Backflow Services		$453		Backflow
12/4/2025	Red Tree Landscape		$120.25		Irrigation Repair
2/5/2026	Bay Paver Cleaning		$12,550		Pool deck resurfacing
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 for viburnum
2/5/2026	W.C. Sherrill / Johnson Engineering		$550		Boundary Proposal Survey
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	Redtree Tree Landscape		$2,390		Revised Plant Material Installation Proposal for $2,390 for the Long Lake Ranch Community

3/5/2026	WC Sherill and Company LLC	$950	Aerial Survey - Approval is given once this is considered binding
4/2/2026	Blue Water Aquatics	$950	Ratification of fountain repair proposal
4/2/2026	Red Tree Landscape	$4,400	Tree removal around baskebt ball court (11 trees)
5/7/2026	ADS	$11,650	pond bank stabilization and structural erosion repair
5/7/2026	ADS	$3,300	Mitered end sections
5/7/2026	American Illuminations	$14,000	Pay track lighting early
5/7/2026	Cooper Pools	$1,000	Patching 10 additional voids
5/7/2026	District Counsel	$150	Transfer domain
5/7/2026	GHS	$4,800	Mosquito fish/ minnow restocking
5/7/2026	Red Tree Landscape	$800	Flush Cut and Stump Grind of 2 Pine trees at Basketball Court - $800
5/7/2026	Red Tree Landscape	$250	Serenoa Stump Grind
5/7/2026	Red Tree Landscape	$34,513.08	Replaement of Nightshade pump replacement and Primrose
5/7/2026	WC Sherill and Company LLC	$1,050	19578 Long lake Ranch Blvd
6/4/2026	LLS tax Solutions	$550	Series 2015 Arbitrage
6/4/2026	Don Harris	$440	Electric for Pumps

EXHIBIT 26

RETURN TO AGENDA

Long Lake Ranch
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Long Lake Ranch Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

TABLE OF CONTENTS

	Page Number
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-28
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	29-30
MANAGEMENT LETTER	31-33
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	34

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Long Lake Ranch Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Long Lake Ranch Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors
Long Lake Ranch Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 10, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 10, 2026

Long Lake Ranch Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Long Lake Ranch Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture and recreation, and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds, are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement revenue bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of the financial activity for the year ended September 30, 2025.

- The District's total assets exceeded total liabilities by $928,133 (net position). Unrestricted net position for Governmental Activities was $2,913,822 while restricted net position was $281,227. Net investment in capital assets was $(2,266,916).

- Governmental activities revenues totaled $2,394,143 while governmental activities expenses totaled $2,043,596.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	**2024**
Current assets	$ 2,965,475	$ 2,462,038
Restricted assets	1,012,328	943,411
Capital assets	5,810,360	6,333,516
Total Assets	9,788,163	9,738,965
Current liabilities	502,791	546,441
Non-current liabilities	8,357,239	8,614,938
Total Liabilities	8,860,030	9,161,379
Net position - net investment in capital assets	(2,266,916)	(1,990,640)
Net position - restricted	281,227	244,482
Net position - unrestricted	2,913,822	2,323,744
Total Net Position	$ 928,133	$ 577,586

The increase in current and restricted assets is primarily related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is primarily related to depreciation in the current year.

The decrease in total liabilities is related primarily to the principal payments in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2025	**2024**
Program Revenues		
Charges for services	$ 2,282,977	$ 2,276,860
General Revenues		
Investment earnings	107,874	148,360
Miscellaneous revenue	3,292	13,134
Total Revenues	2,394,143	2,438,354
Expenses		
General government	155,184	154,195
Physical environment	1,063,955	1,040,659
Culture and recreation	313,539	379,000
Interest and other charges	510,918	529,225
Total Expenses	2,043,596	2,103,079
Change in Net Position	350,547	335,275
Net Position - Beginning of Year	577,586	242,311
Net Position - End of Year	$ 928,133	$ 577,586

The decrease in culture and recreation is related to the pool renovation project in the prior year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2025 and 2024:

	Governmental Activities	
Description	2025	2024
Construction in progress	$ 33,469	$ -
Buildings	2,090,770	2,090,770
Improvements other than buildings	3,294,082	3,294,082
Infrastructure	5,586,223	5,586,223
Equipment	201,482	201,482
Accumulated depreciation	(5,395,666)	(4,839,041)
Capital assets, net	$ 5,810,360	$ 6,333,516

Capital asset activity consisted of additions to construction in progress of $33,469 and depreciation of $556,625.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to lower capital outlay and landscape replacement expenditures than were anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In June 2014, the District issued $4,450,000 Series 2014A-1 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping certain improvements related to the Series 2014 project. The balance as of September 30, 2025 for the Series 2014A-1 was $3,560,000.

- In October 2015, the District issued $3,190,000 Series 2015A-1 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping certain improvements related to the Series 2015 project. The balance as of September 30, 2025 for the Series 2015A-1 was $2,675,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In November 2016, the District issued $3,105,000 Series 2016 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquiring, constructing, and equipping certain improvements related to the Series 2016 project. The balance as of September 30, 2025 for the Series 2016 was $2,510,000.

Economic Factors and Next Year's Budget

During fiscal year 2026, the District issued Capital Improvement Revenue Refunding Bonds, Series 2026, to refund and redeem the Series 2014A-1 Bonds. Long Lake Ranch Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Long Lake Ranch Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Long Lake Ranch Community Development District, C/O Haven Management Solutions, LLC, 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746.

Long Lake Ranch Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	$ 2,906,169
Accounts receivable	5,179
Due from other governments	16,639
Prepaid expenses	3,998
Deposits	33,490
Total Current Assets	2,965,475
Non-current Assets	
Restricted assets	
Investments	1,012,328
Capital assets, not being depreciated	
Construction in progress	33,469
Capital assets, being depreciated	
Buildings	2,090,770
Improvements other than buildings	3,294,082
Infrastructure	5,586,223
Equipment	201,482
Accumulated depreciation	(5,395,666)
Total Non-current Assets	6,822,688
Total Assets	9,788,163
LIABILITIES	
Current Liabilities	
Accounts payable	46,156
Accrued interest payable	206,635
Bonds payable	250,000
Total Current Liabilities	502,791
Non-current Liabilities	
Bonds payable, net	8,357,239
Total Liabilities	8,860,030
NET POSITION	
Net investment in capital assets	(2,266,916)
Restricted for debt service	281,227
Unrestricted	2,913,822
Total Net Position	$ 928,133

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Primary government			
Governmental Activities			
General government	$ (155,184)	$ 243,053	$ 87,869
Physical environment	(1,063,955)	950,216	(113,739)
Culture and recreation	(313,539)	335,449	21,910
Interest and other charges	(510,918)	754,258	243,340
Total Governmental Activities	$ (2,043,596)	$ 2,282,977	239,381
	General revenues:		
	Investment earnings		107,874
	Miscellaneous revenue		3,292
	Total General Revenues		111,166
	Change in Net Position		350,547
	Net Position - October 1, 2024		577,586
	Net Position - September 30, 2025		$ 928,133

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025

ASSETS	General	Debt Service	Total Governmental Funds
Cash and cash equivalents	$2,906,169	$ -	$ 2,906,169
Accounts receivable	5,179	-	5,179
Due from other governments	11,142	5,497	16,639
Prepaid expenses	3,998	-	3,998
Deposits	33,490	-	33,490
Restricted assets:			
Investments	-	1,012,328	1,012,328
Total Assets	$2,959,978	$1,017,825	$ 3,977,803
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 46,156	$ -	$ 46,156
FUND BALANCES			
Nonspendable:			
Prepaid expenses	3,998	-	3,998
Deposits	33,490	-	33,490
Restricted for:			
Debt service	-	1,017,825	1,017,825
Assigned for:			
Capital reserves	31,413	-	31,413
Unassigned	2,844,921	-	2,844,921
Total Fund Balances	2,913,822	1,017,825	3,931,647
Total Liabilities and Fund Balances	$2,959,978	$1,017,825	$ 3,977,803

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$	3,931,647
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, not being depreciated, construction in progress, used in governmental activities are not current financial resources, and therefore, are not reported at the governmental fund level.		33,469
Capital assets, being depreciated, buildings, $2,090,770, improvements other than buildings, $3,294,082, infrastructure, $5,586,223, and equipment, $201,482, net of accumulated depreciation, $(5,395,666), used in governmental activities are not current financial resources; and therefore, are not reported at the fund level.		5,776,891
Long-term liabilities, including bonds payable, $(8,745,000), net of bond discount, net, $137,761, are not due and payable in the current period; and therefore, are not reported at the governmental fund level.		(8,607,239)
Accrued interest expense for long-term debt is not a current financial use; therefore, it is not reported at the governmental fund level.		(206,635)
Net Position of Governmental Activities	$	928,133

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	$1,528,719	$ 754,258	$ 2,282,977
Investment earnings	67,589	40,285	107,874
Miscellaneous revenues	3,292	-	3,292
Total Revenues	1,599,600	794,543	2,394,143
Expenditures			
Current			
General government	155,184	-	155,184
Physical environment	606,692	-	606,692
Culture and recreation	214,177	-	214,177
Capital outlay	33,469	-	33,469
Debt service			
Principal	-	255,000	255,000
Interest	-	509,357	509,357
Total Expenditures	1,009,522	764,357	1,773,879
Net Change in Fund Balances	590,078	30,186	620,264
Fund Balances - October 1, 2024	2,323,744	987,639	3,311,383
Fund Balances - September 30, 2025	$2,913,822	$ 1,017,825	$ 3,931,647

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$	620,264
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation, $(556,625), in excess of capital outlay, $33,469, in the current year.		(523,156)
Repayments of long-term liabilities are reported as expenditures at the governmental fund level, but such repayments reduce long-term liabilities in the Statement of Net Position.		255,000
Amortization expense of bond discounts does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.		(7,301)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		5,740
Change in Net Position of Governmental Activities	$	350,547

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$1,512,116	$1,512,116	$1,528,719	$ 16,603
Miscellaneous revenues	1,440	1,440	3,292	1,852
Investment earnings	-	-	67,589	67,589
Total Revenues	1,513,556	1,513,556	1,599,600	86,044
Expenditures				
Current				
General government	171,388	171,388	155,184	16,204
Physical environment	809,546	809,546	606,692	202,854
Culture and recreation	230,518	230,518	214,177	16,341
Capital outlay	50,000	50,000	33,469	16,531
Total Expenditures	1,261,452	1,261,452	1,009,522	251,930
Net Change in Fund Balances	252,104	252,104	590,078	337,974
Fund Balances - October 1, 2024	3,143,524	3,143,524	2,323,744	(819,780)
Fund Balances - September 30, 2025	$3,395,628	$3,395,628	$2,913,822	$ (481,806)

See accompanying notes to financial statements.

Long Lake Ranch Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on January 14, 2013, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and Pasco County, Florida Ordinance 13-01. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Long Lake Ranch Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by registered voters within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Long Lake Ranch Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement revenue bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depositor as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District will be classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include construction in progress, buildings, improvements other than buildings, infrastructure and equipment, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	15-30 years
Improvements other than buildings	15 years
Infrastructure	25 years
Equipment	10-30 years

d. Bond Discounts

Bond discounts are presented on the government-wide financial statements and amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general and debt service funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. As a result, deficits in the budget columns of the accompanying financial statements may occur.

f. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments to manage custodial credit risk. The District maintains all deposits in a qualified public depositor, so that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes. As of September 30, 2025, the District's bank balance was $2,941,316, and the carrying value was $2,906,169.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligations Fund	45 Days*	$ 559,644
US Bank Money Market	N/A	452,684
Total		$1,012,328

* Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District’s own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District’s investments in First American Government Obligations Fund are Level 1 assets.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investment in First American Government Obligations Fund was rated AAAm by Standard & Poor's. The District's investment in US Bank Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investments in US Bank Money Market represent 45% and the investments in First American Government Obligations Fund represent 55% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted general fund budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the Pasco County Tax Collector on November 1 and due on or before March 31 of each year.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities:				
Capital asset, not being depreciated:				
Construction in progress	$ -	$ 33,469	$ -	$ 33,469
Capital asset, being depreciated:				
Buildings	2,090,770	-	-	2,090,770
Improvements other than buildings	3,294,082	-	-	3,294,082
Infrastructure	5,586,223	-	-	5,586,223
Equipment	201,482	-	-	201,482
Less accumulated depreciation	(4,839,041)	(556,625)	-	(5,395,666)
Total Capital Assets Depreciated, Net	6,333,516	(556,625)	-	5,776,891
Governmental Activities Capital Assets	$ 6,333,516	$ (523,156)	$ -	$ 5,810,360

Depreciation of $556,625 was charged to physical environment, $457,263, and culture and recreation, $99,362.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2025:

Long-term debt at October 1, 2024	$ 9,000,000
Principal payments	(255,000)
Long-term debt at September 30, 2025	$ 8,745,000
Less: bond discount, net	(137,761)
Bonds Payable, Net at September 30, 2025	$ 8,607,239

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Refunding Bonds

$4,450,000 Series 2014A-1 Capital Improvement Revenue Bonds due in annual principal installments maturing May 2044. Interest is due semi-annually on May 1 and November 1, at various rates between 5.625% and 6.000%. Current portion is $105,000.	$ 3,560,000

NOTE E – LONG-TERM DEBT (CONTINUED)

$3,190,000 Series 2015A-1 Capital Improvement Revenue Bonds due in annual principal installments maturing May 2045. Interest is due semi-annually on May 1 and November 1 at various rates between 6.00% and 6.25%. Current portion is $70,000.	2,675,000
$3,105,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments maturing May 2046. Interest is due semi-annually on May 1 and November 1 at various rates between 4.00% and 4.75%. Current portion is $75,000.	2,510,000
Bonds Payable at September 30, 2025	$ 8,745,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 250,000	$ 495,926	$ 745,926
2027	260,000	482,426	742,426
2028	275,000	467,857	742,857
2029	295,000	452,457	747,457
2030	305,000	435,926	740,926
2031-2035	1,830,000	1,900,034	3,730,034
2036-2040	2,430,000	1,316,396	3,746,396
2041-2045	2,915,000	529,240	3,444,240
2046	185,000	8,788	193,788
Totals	$ 8,745,000	$ 6,089,050	$ 14,834,050

Summary of Significant Bond Resolution Terms and Covenants

Significant Bond Provisions

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026, at a redemption price equal to the principal amount of the Series 2014 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants (Continued)

Significant Bond Provisions (Continued)

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029, at a redemption price equal to the principal amount of the Series 2015 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027, at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture requires certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2014A-1, Series 2015A-1, and Series 2016 Reserve Account requirements are equal to 50 percent of the maximum annual debt service requirement for Series 2014A-1, Series 2015A-1, and Series 2016 Bonds. The Series 2014A-1, Series 2015A-1, and Series 2016 Bonds were funded from the proceeds of the Series 2014A-1, Series 2015A-1, and Series 2016 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2025:

Capital Improvement Revenue Bonds	Reserve Balance	Reserve Requirement
Series 2014A-1	$ 317,200	$ 317,200
Series 2015A-1	$ 117,969	$ 117,969
Series 2016	$ 95,731	$ 95,613

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.

NOTE G – SUBSEQUENT EVENT

In November 2025, the District made prepayments in the amount of $5,000 on each of the Series 2014A-1 and Series 2016 Capital Improvement Revenue Bonds.

In February 2026, the District made prepayments in the amount of $5,000 on the Series 2014A-1 Capital Improvement Revenue Bonds.

In May 2026, the District made prepayments in the amount of $105,000 on the Series 2014A-1 Capital Improvement Revenue Bonds.

In May 2026, the District issued Capital Improvement Revenue Refunding Bonds, Series 2026, to refund and redeem the Series 2014A-1 Bonds.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Long Lake Ranch Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 10, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Long Lake Ranch Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Long Lake Ranch Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Long Lake Ranch Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Long Lake Ranch Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Long Lake Ranch Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 10, 2026

Berger, Toombs, Elam,
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MANAGEMENT LETTER

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of Long Lake Ranch Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 10, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 10, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Long Lake Ranch Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Long Lake Ranch Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Long Lake Ranch Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Long Lake Ranch Community Development District. It is management's responsibility to monitor Long Lake Ranch Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Long Lake Ranch Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 0
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $0
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Long Lake Ranch Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Long Lake Ranch Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $1,693.11 – $2,042.94 for the General Fund and $637.76 – $1,169.22 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District: $2,282,977.51
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: 2014 - $3,560,000, 2015 - $2,675,000, 2016 - $2,510,000

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 10, 2026

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

We have examined Long Lake Ranch Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Long Lake Ranch Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Long Lake Ranch Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Long Lake Ranch Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Long Lake Ranch Community Development District's compliance with the specified requirements.

In our opinion, Long Lake Ranch Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 10, 2026

EXHIBIT 27

RETURN TO AGENDA

Berger, Toombs, Elam,
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Certified Public Accountants PL

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To the Board of Supervisors
Long Lake Ranch Community Development District
Pasco County, Florida

We are pleased to present this report related to our audit of the basic financial statements of Long Lake Ranch Community Development District for the year ended September 30, 2025. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the District's financial reporting process.

The following required communications summarize our responsibilities regarding the financial statement audit as well as observations from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our responsibility under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States have been described to you in our engagement letter dated April 26, 2024. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

We have previously issued a separate communication dated May 22, 2026, regarding the planned scope and timing of our audit and identified significant risks.

Management has the ultimate responsibility for the appropriateness of accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies, other than the adoption of GASB Statements No. 101 and No. 102. The adoption of these statements did not have a material impact on the District.

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We did not discuss with management any significant or unusual transactions, nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments, other than those that are clearly trivial, provided by management or proposed to management have been reported to and agreed upon by management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

Our responsibility for other information included in financial reports is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditor's report, whether it contains a material misstatement of fact or whether the other information is otherwise misleading. We read the District's information for compliance with Florida Statutes 218.39(3)(c). We did not identify material inconsistencies with the audited financial statements.

We encountered no disagreements with management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

We did not encounter any significant difficulties in dealing with management during the audit.

We did not encounter any difficult or contentious matters that required consultation outside the engagement team and that are, in our professional judgment, significant and relevant to your responsibility to oversee the financial reporting process.

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board, and Berger, Toombs, Elam, Gaines, and Frank CPAs each play an important role.

AICPA rules require independence both of mind and in appearance when providing audit and other attestation services. We are to ensure that the AICPA General Requirements for performing non-attest services are adhered to and included in all letters of engagement. We are also required to maintain a system of quality management over compliance with independence rules and firm policies.

Management is responsible for not entering into arrangements for non-audit services resulting in our firm being involved in making management decisions on behalf of the District. To ensure this does not occur, the District is responsible for designating a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the service and the designated individual is responsible for assuming all management responsibilities for the subject matter and scope of the non-audit service. Management is also responsible for the adequacy and results of the services performed and the District accepts responsibility for the results and ultimate use of the services.

We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements, as required by Government Auditing Standards. This communication is included as a separate report in the financial audit report.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and management and is not intended to be and should not be used by anyone other than the intended parties. Please contact Maritza Stonebraker should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Long Lake Ranch Community Development District.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 10, 2026

EXHIBIT 28

RETURN TO AGENDA