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

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

TEAMS:
LINK
Meeting ID: 939 4671 5244
Passcode: 751858
CALL IN:
+13052241968
Phone conference ID: 109 118 130#
Mute/Unmute: *6

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 – *(limited to 3 minutes per individual on agenda items)*	
III. Supervisor Comments	
IV. Professional Vendor Presentations	
A. **District Engineer – Stantec**	
B. **GHS Environmental Aquatic Maintenance Service Report**	
1. Aquatic Maintenance Log	EXHIBIT 1
C. **Red Tree Landscape**	
1. Landscape Maintenance Report	EXHIBIT 2
2. Irrigation Report	EXHIBIT 3
3. Consideration of Proposal: Median Enhancement - $2,899	EXHIBIT 4
4. Red Tree Response to July Field Maintenance Report	EXHIBIT 5
5. Field Maintenance Report	EXHIBIT 6
6. Discussion of Hurricane Preparedness & Overgrowth	
D. **Blue Water Aquatics Quarterly Fountain Report**	EXHIBIT 7

E. **District Counsel**	
1. Discussion of Oak Hammock-Nature View Drive Fence	EXHIBIT 8
2. Consideration for Adoption of Resolution 2026-11; Resetting Public Hearing on Revised Rules of Procedure with Red Line Version of Rules	EXHIBIT 9
V. Business Items	
A. **Public Hearing on the FY 2026-2027 Operating Budget**	
1. Open the Public Hearing	
2. Presentation of the FY 2026-2027 Budget	EXHIBIT 10
3. Public Comments on the FY 2026-2027 Budget	
4. Close the Public Hearing	
B. **Consideration for Adoption of Resolution 2026-12; Annual Appropriation Resolution & Adopting the FY 2026-2027 Budget**	EXHIBIT 11
C. **Public Hearing on the FY 2026-2027 Levying of O&M Assessments**	
1. Open the Public Hearing	
2. Presentation of the FY 2026-2027 Assessments	EXHIBIT 12
3. Public Comments on the FY 2026-2027 Assessments	
4. Close the Public Hearing	
D. **Consideration for Adoption Resolution 2026-13; Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget**	EXHIBIT 13
VI. Amenity General Manager & Field Manager	
1. Presentation and Discussion – Amenity & Field Status Report	EXHIBIT 14
➢ **Presentation of Signage to be Ordered**	EXHIBIT 15
VII. Financial & Administrative Matters	
A. Consideration for Acceptance – June 30, 2026 Unaudited Financial Statements	EXHIBIT 16
B. Presentation of Check Details for July 2026	EXHIBIT 17
C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 2, 2026	EXHIBIT 18
D. Presentation of Approval Listing – FY 2026 *(to be distributed)*	EXHIBIT 19

VIII. Staff Reports	
A. District Manager	
➢ Consideration of Community Event for Electronics Disposal	EXHIBIT 20
IX. Other Items to be Introduced (if applicable)	
X. Audience Comments – New Business – *(limited to 3 minutes per individual)*	
XI. Supervisor Requests	
XII. Adjournment	

EXHIBIT 1

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	T	Trash pickup all ponds.
2/4/2026																											Field check.
2/12/2026																											Field check.
2/25/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
3/12/2026																					M						
3/24/2026	A, MF											T															Applied courtesy midge fly treatment in SE portion of Big Lake per complaint. Note: GHS not under contract for midge fly treatment since lakes were stocked with gambusia in past to combat midge flies.
3/25/2026	T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	T	T	Email coordination with P. Thibault on Big Lake midge fly treatment options.
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	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		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	T, M	T	T	T, M	T	T	Trash pickup all ponds.
7/1/2026																											Field check.
7/14/2026		G, T		T	T	SM, T	SM, T	SM, T	T	T	G		G, T	G, T	G, T	T	G, T	T	T		G, T					G,T	Treated grasses in geoweb spillways of FPM 6, 7, 7A.
7/15/2026																				M	SM						Brushcut seasonal weeds/brush along pond bank due to low water levels.
7/21/2026	T		T									T								T		T	T	T	T		Finished trash pickup on all ponds.

EXHIBIT 2

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

LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
July 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 inspections will be finished during the week of July 27.
- Exposed wires were repaired, east of the tennis courts.
- Responded to emergency irrigation call for running water on exit side of Long Lake Ranch Boulevard, where the bleeder on the flow control was found loose.

Landscape

- Tree lifting continuing throughout property.

Pest Control / Fertilization

- Floratam turf fertilized and treated for pests.
- Juniper and ornamental grasses treated for spider mites

Proposals

- Approved proposal for Muhly bush removal and Firebush installation at the Center Median of Long Lake Ranch Boulevard and Sunlake Boulevard is projected to be completed by mid-August, if not before.

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 3

RETURN TO AGENDA

JULY 2026

Date: Jul 16, 2026 12:31 pm
Inspector: Jose Soto

redtree Landscape Systems

***
powered by SmartLink Network ®

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 Jul 16, 2026	
Program A	Fri
Program B	Mon , Wed
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									
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									
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									
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 #1 - 07-16-26 12:31 pm CDT

Zone #1 - 07-16-26 12:32 pm CDT

Zone #1 - 07-16-26 12:33 pm CDT

Zone #1 - 07-16-26 12:37 pm CDT

Zone #1 - 07-16-26 12:39 pm CDT

JULY 2026

Date: Jul 16, 2026 1:47 pm
Inspector: Jose Soto

redtree Landscape Systems

***
powered by SmartLink Network ®

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

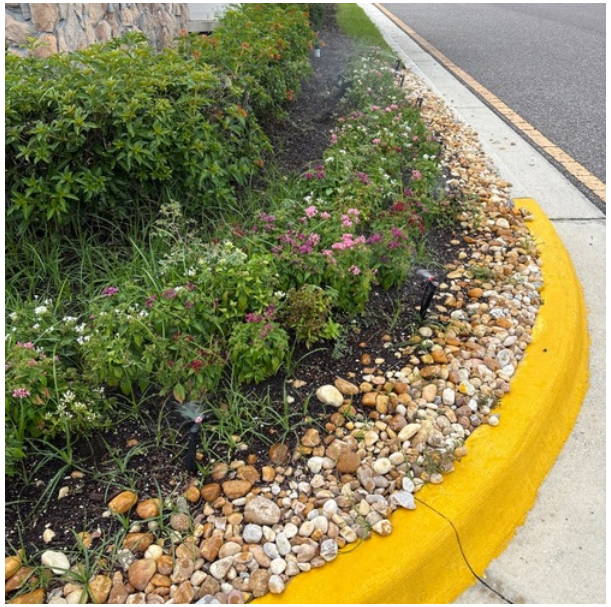
Controller	
Name	Battery Operated Controllers
Location	
Model	
Modules	2
Controller ID	247238

Water Days as of Jul 16, 2026	
Program A	Fri
Program B	Mon , Wed
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	Foxtail - 9pm	Pass									
2	Primrose - 9:30pm	Pass									
3	Pepper grass - 10pm	Pass									
4		Pass									

Zone #3 - 07-16-26 1:48 pm CDT

Zone #3 - 07-16-26 1:49 pm CDT



Zone #3 - 07-16-26 1:51 pm CDT

Zone #4 - 07-16-26 2:06 pm CDT

Zone #4 - 07-16-26 2:06 pm CDT

Zone #4 - 07-16-26 2:06 pm CDT

EXHIBIT 4

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

July 29, 2026

Center Median on Long Lake Ranch Blvd. Enhancement Proposal

For

Long Lake Ranch CDD

Attn: Patricia Thibault

Patricia@breezehome.com

- Install 27 Parson's Juniper 3gal
- Install 43 Dwarf Burford Holly 3gal
- Install 45 Blue MY Mind 1gal
- Install 2 Liriope 1gal
- Install 10 yards Coco Hardwood Mulch

Total: $2,899.00

Authorized By: **Date:**

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

Install 3 Juniper

Install 9 Dwarf Burford Holly

Install 6 Dwarf Burford Holly

Install 5 Parson Juniper

Install 4 Parson Juniper

Install 1 Burford Holly

Install 8 Burford Holly

Install 45 Blue My Mind

Install 2 Burford Holly

Install 3 Buford Holly

Install 2 Parson Juniper

Install 9 Parson Juniper

Install 3 Parson Juniper

Install 15 Dwarf Burford Holly

Install 2 Liriope

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

JULY 2026

LANDSCAPE INSPECTION RESPONSE REPORT
for
LONG LAKE RANCH CDD

Attention: Ms. Patricia Thibault – District Manager

The following items are presented in response to the Landscape Inspection Report generated by District Management:

Summer seasonal color display looks dynamic and weed free.

Pastel-colored penta arrangement is healthy and well-maintained.

Ornamental grasses are healthy, pruned correctly and have been treated for spider mites. Beds are weed free.

Large ornamental grass beds have been weeded and treated with herbicides.

Hedges are pruned evenly, hardwood trees are elevated and beds are weed free.

Large hedges are pruned correctly and professionally.

Pool deck pavers have been sprayed with herbicides and surrounding planter beds are detailed.

Amenity Center planter beds are clean and detailed properly.

Amenity Center planter beds are detailed and robellini palms are pruned.

Sidewalks are edged and playground areas are weed free.

Fencelines are properly trimmed and treated with herbicide to avoid fence damage.

e

Ornamental trees are pruned correctly.

Playground areas are edged and weed free.

Ornamental trees are pruned and park entrance is well maintained.

Hardwood tree canopies are elevated, and bench areas are weed free.

Playground areas are mowed, edged and weed free.

Turf color has improved with recent rainfall. Mowing is always even and professionally done.

Tree rings are edged and weed free. Small tree canopies are properly elevated.

Blue daze beds are weed free and plant material has been fertilized.

Monument flower beds have been weeded and plant material has been properly pruned.

LONG LAKE
RANCH
Primrose

Primrose Estates

Tall hedgerows are evenly pruned and look excellent.

Tree rings are edged properly and weed free.

Hardwood tree canopy elevations have been performed properly and stakes have been tightened.

Island planter beds have been edged and weeded.

Tree rings are edged and weed free.

Smaller trees have been properly elevated.

Turf health is excelling and surrounding detail is clean and well-maintained.

LONG LAKE
RANCH

Pine tree elevations are being performed throughout the property.

Robellini palms are pruned correctly at the Amenity Center.

Tree canopy elevations have been professionally completed throughout the property.

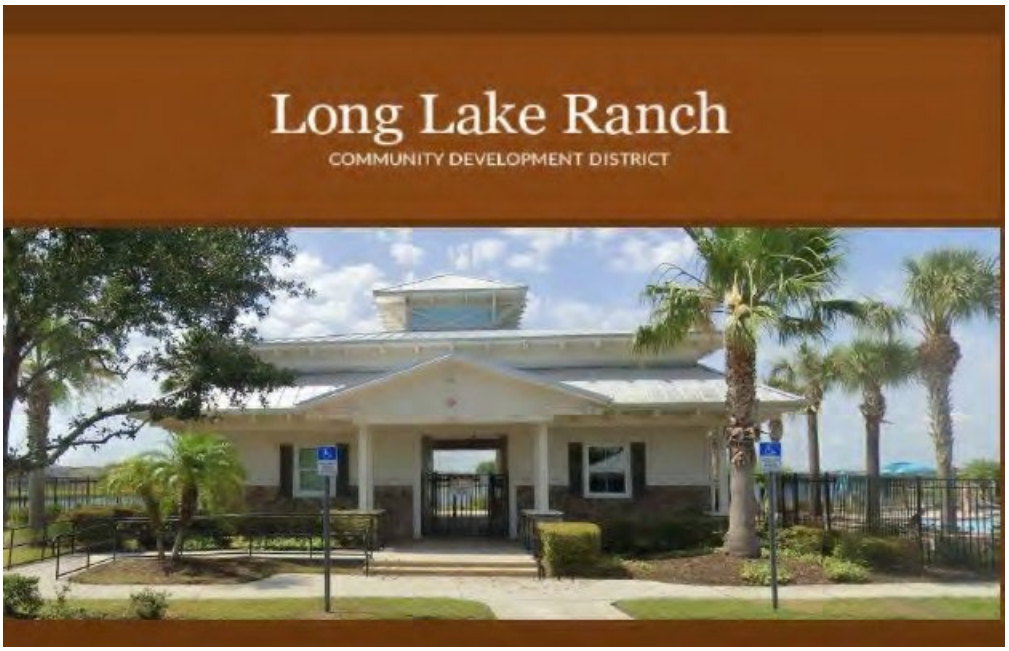
Property Inspected By:

Pete Lucadano, MBA

ISA Certified Arborist / TRAQ Certified Arborist
Florida Licensed Pest Control Operator – Lawn & Ornamental
Florida Licensed Irrigation Contractor
Florida Certified Horticulture Professional
Florida Certified Best Management Practices Professional
Nationally Certified Landscape Manager

EXHIBIT 6

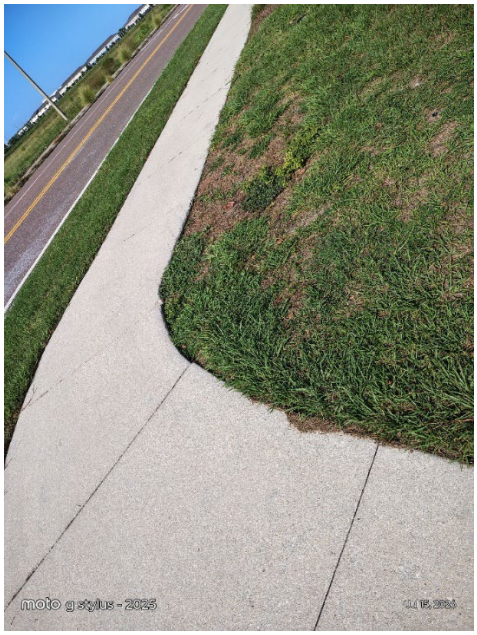
RETURN TO AGENDA



MONTHLY FIELD REPORT

Long Lake Ranch North Entry

- Turf is patchy
- In need of edging
- Jasmine needs attention



Serenoa Entry

- Turf is patchy and in need of edging
- Palms look good
- Ligustrom are trimmed on the West side but not the East
- Annuals are healthy
- Bed weeds need attention

Foxtail N. Entry

- Monument / Island looks good
- Outbound hedges trimmed
- Turf has good color
- Inbound tree has issues

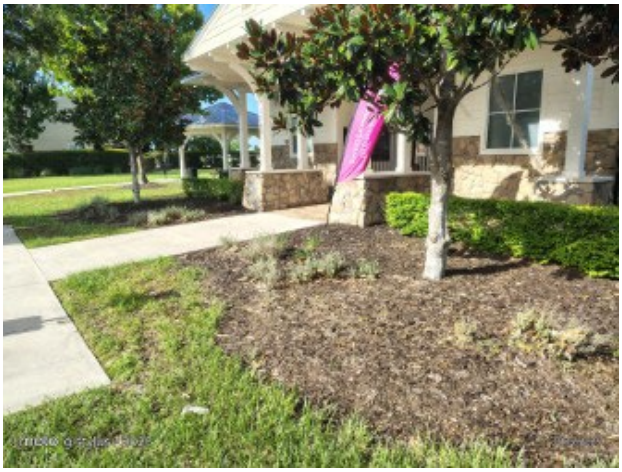
Foxtail

Foxtail S. Entry

- Annuals are strong
- Hedge needs to be lowered
- Bed weeds need attention

Amenity

- Turf looks good
- Hedges trimmed
- Beds need attention / edging
- Amenity area cleaner
- Weeds addressed
- Hedges trimmed



Common Areas

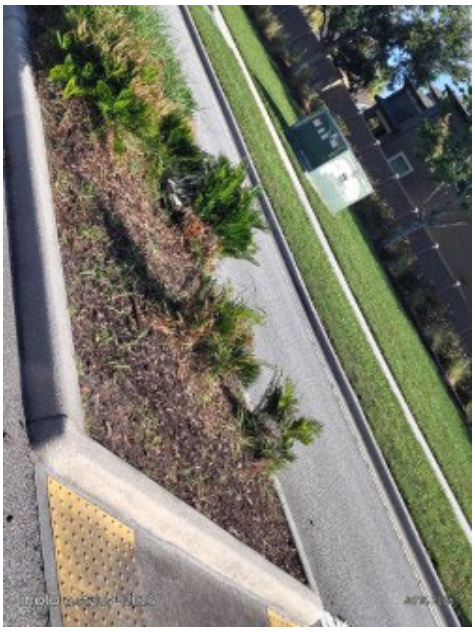
- Turf is weak / patchy
- Beds need edging & weed control
- Intake and overflow need attention
- Tree areas overgrown
- Limbs need lifting / suckers removed
- Detail lacking
- Weeds / edging / string trimming

moto g stylus 2025

moto g stylus 2025

Traffic Islands

- Overall island conditions have improved

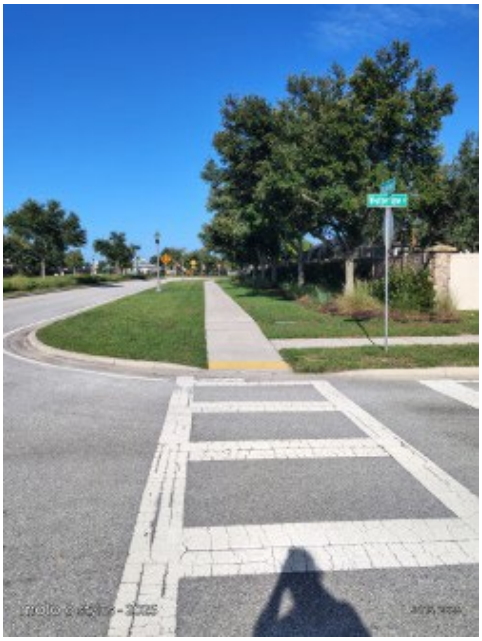


Silvergrass

- Front half of monument clean
- Back half of monument needs attention
- Beds along the blvd need edging

Cordgrass

- Island clean
- Annuals strong
- Edging needed along the blvd



Primrose and Peppergrass

- Annuals are healthy
- Bed weeds need attention
- Shrubs need trimming

Peppergrass

Primrose
LONG LAKE RANCH
moto g stylus - 2025

Primrose

- Dead plants and trees should be removed
- Weeds sprayed

Primrose Commons

- Color is good
- Some edging required

EXHIBIT 7

RETURN TO AGENDA

Aquatic Services Report

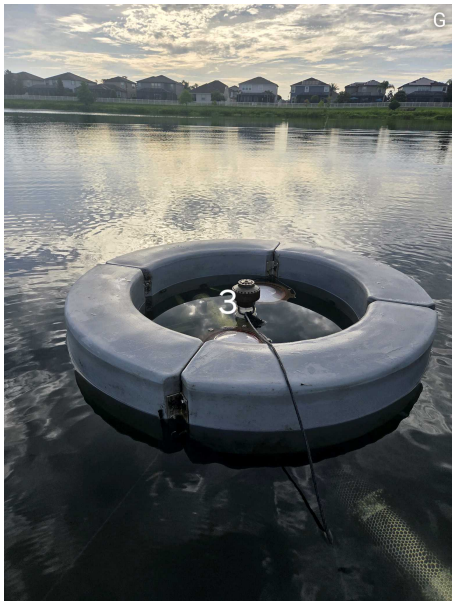
Technician
Pete Dennis

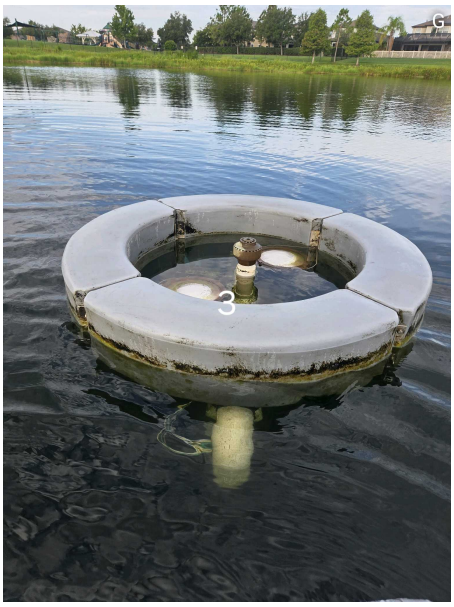
Job Details

Service Date	7/7/2026
Customer	Long Lake Ranch CDD
Weather Conditions	Sunny
Wind	7mph
Temperature	85•
Multiple Sites Treated	No
Pond Number	Fountains
Service Performed	Cleaning & Inspection (Fountains/Aeration)
Work Performed	☑ Fountain / Aeration
Equipment Used	☑ Other
Water Level	Low
Restrictions	None
Observations/Recommendations	I cleaned all fountains. Fountain number 3 the breaker was tripped, number 2 the breaker for the lights was tripped and couldn't be reset.

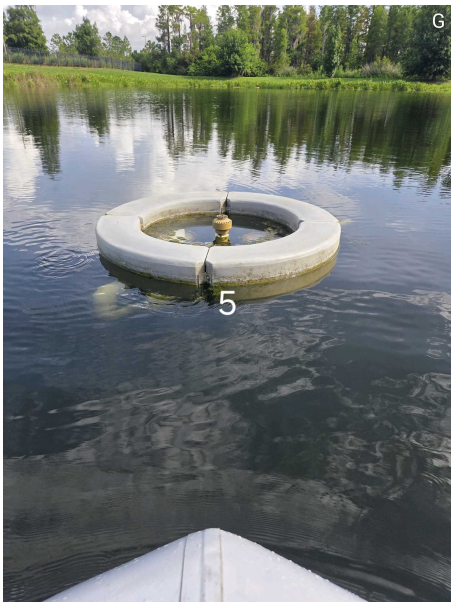
Pictures

Aquatic Services Report





Aquatic Services Report



Aquatic Services Report

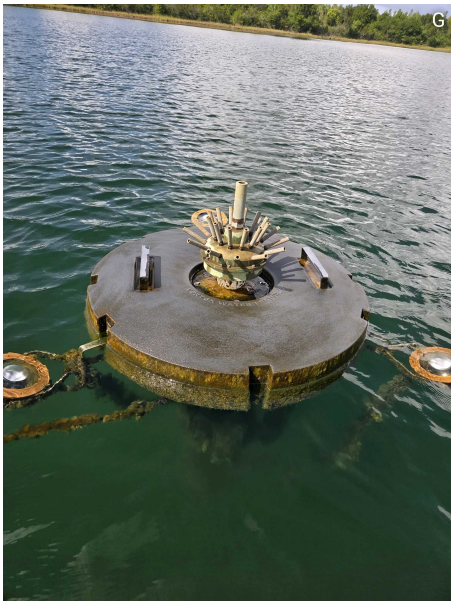


EXHIBIT 8

RETURN TO AGENDA

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301-7707
office 850.692.7300

Sarah R. Sandy
850.692.7300
Sarah.Sandy@kutakrock.com

July 22, 2026

VIA FEDEX
Matthew Kevin Mincemeyer and Deanna Marie Cooper
1826 Oak Hammock Court
Lutz, Florida 33558

Re: *Long Lake Ranch Community Development District*
CDD Drainage Easement Encroachment
1826 Oak Hammock Court ("**Property**")

Dear Mr. Mincemeyer and Mrs. Cooper,

Our firm serves as counsel to the Long Lake Ranch Community Development District ("**District**"), located in Pasco County, Florida. The District is a local unit of special-purpose government that owns, operates, and maintains certain public improvements within the Long Lake Ranch community, including specifically the stormwater and drainage system serving the community.

It has come to the District's attention that you or someone in the household at the Property address listed above installed improvements, specifically an underdrain and French drain(s) ("**Improvements**"), within the District's 20' Drainage Easement, as shown on the enclosed map and photos and as further identified on the plat for LONG LAKE RANCH VILLAGE 2 PARCELS A-1, A-2, B-1, B-2 AND E, recorded in the Official Records of Pasco County, Florida, at Plat Book 70, Page 20 ("**CDD Drainage Easement**"). The District's infrastructure within the CDD Drainage Easement includes, but is not limited to, a 42' drainage pipe and a stormwater manhole.

The CDD Drainage Easement is governed by a Southwest Florida Water Management District ("**SWFWMD**") permit (Permit #44013843.025) ("**SWFWMD Permit**") held by the District. Any all and improvements therein and/or modifications to the current permitted drainage plans, including the Improvements you installed, require the permission of the SWFWMD pursuant to a permit modification approval.

Please provide the District with evidence of the SWFWMD permit modification approval received for the installation of the Improvements in the CDD Drainage Easement within sixty (60) days of the date of this letter. In addition to reviewing the evidence of SWFWMD approval, the District will conduct its own review of the installed Improvements to ensure the integrity of the District's drainage system is maintained.

Should the requested documentation fail to be provided in the time frame given, the District may be required to take appropriate legal action to protect the District's rights, including but not limited

KUTAKROCK

to the right to seek injunctive relief, removal of the Improvements, monetary damages, attorneys' fees and any other legally available remedies. The District hereby expressly reserves its right to pursue all other remedial actions and nothing in this letter should be construed to waive any rights the District may have with respect to the CDD Drainage Easement or the SWFWMD Permit.

The District thanks you for your cooperation in this matter. Should you have any questions regarding this letter, please do not hesitate to contact me at (850) 692-7300 or by email at Sarah.Sandy@kutakrock.com. Alternatively, should you have questions regarding the CDD Drainage Easement and/or the SWFWMD Permit, please contact the District's Engineer, Greg Woodcock at (352) 777-0183 or by email at greg.woodcock@stantec.com.

Sincerely,

Sarah R. Sandy, Esq.
Counsel for Long Lake Ranch Community Development District

Encl.

cc: Patricia Thibault, District Manager

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

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

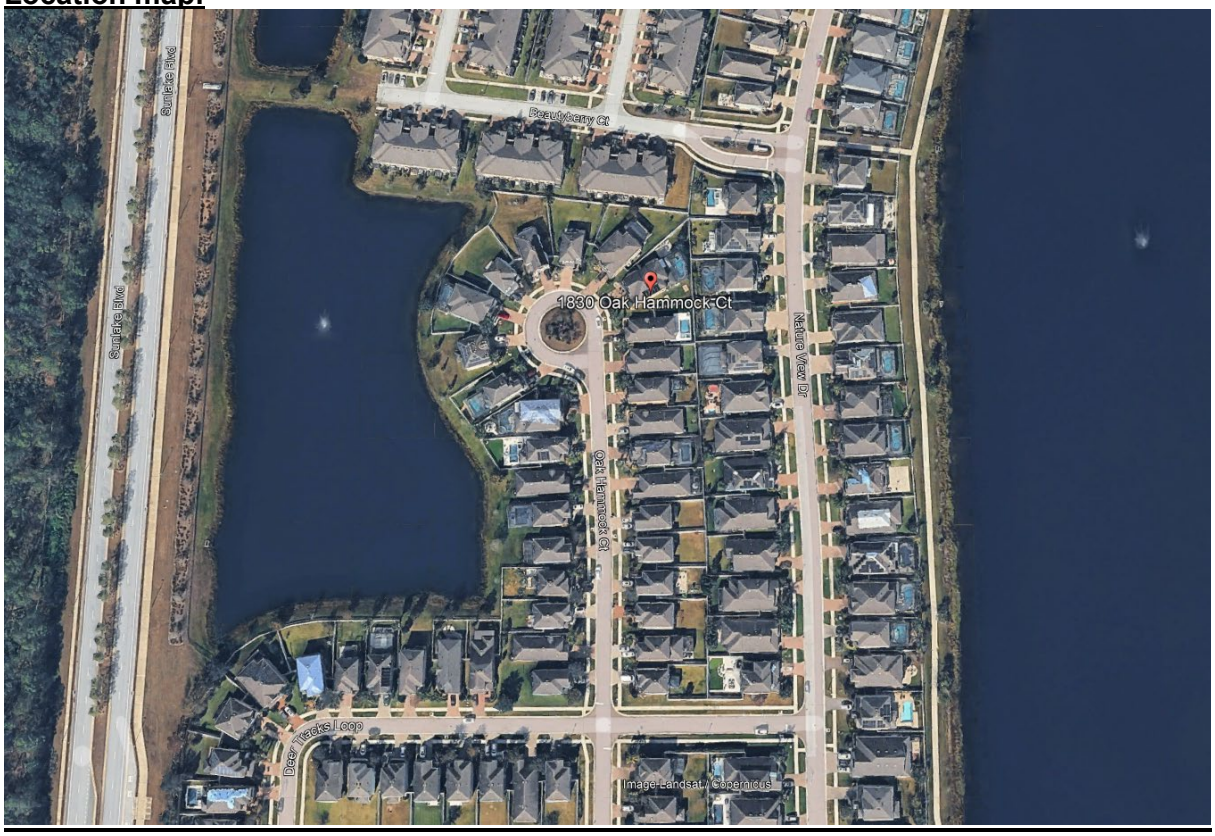
Description of Work Activity:
Location: (Street Names/MH#s, etc.) Long Lake Ranch CDD – Review of Drainage Easement

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.

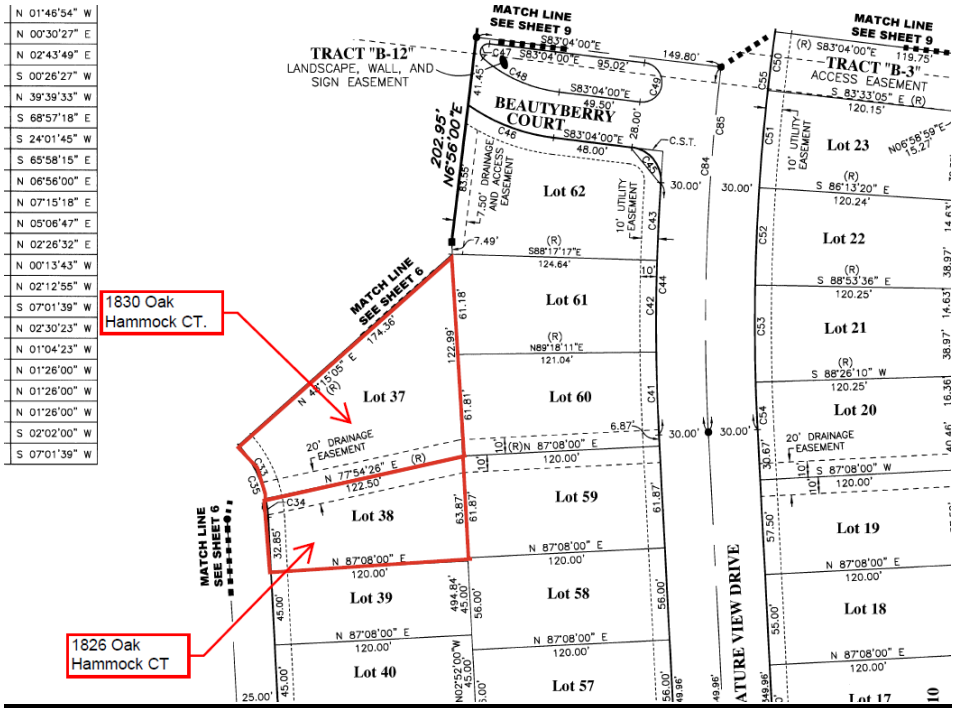
Report By: GJW

FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

Location map:

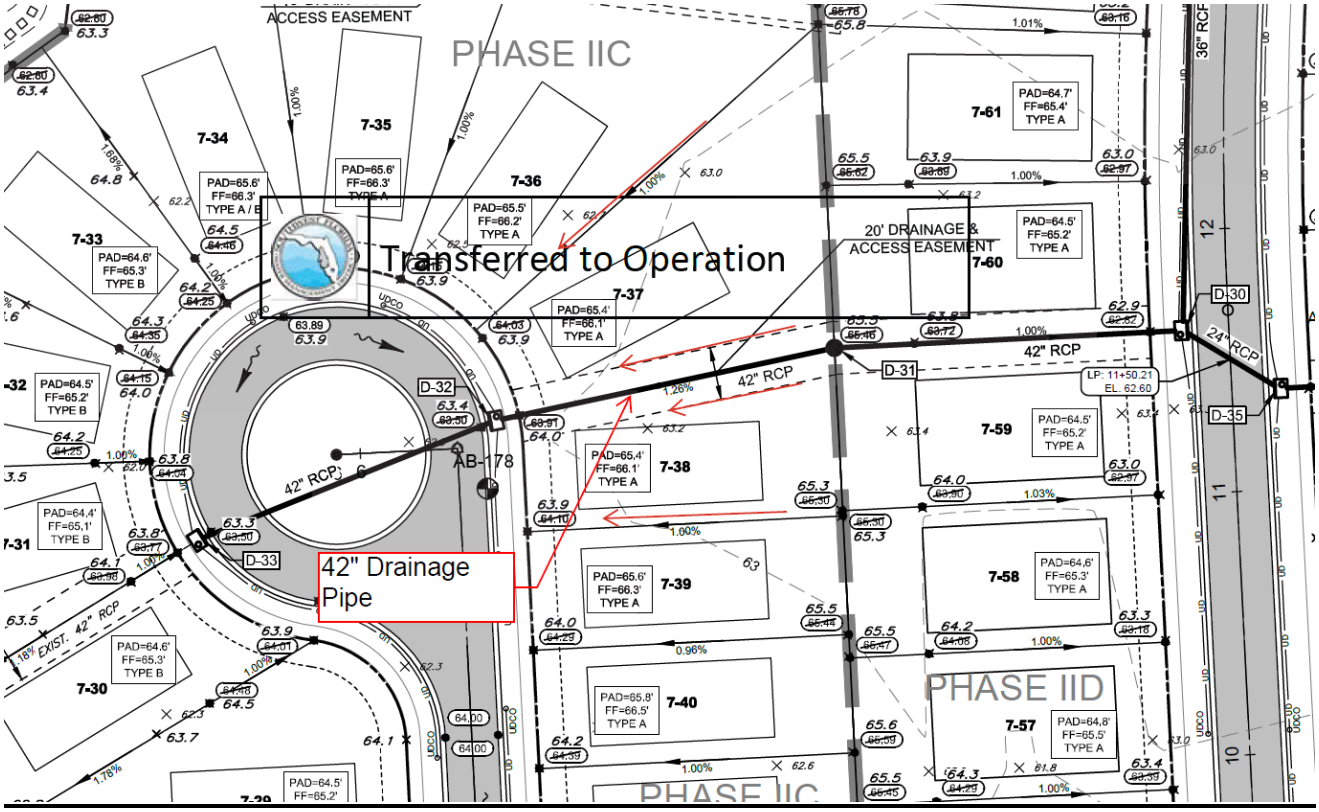


Plat Exhibit Plat showing 20' Drainage Easement.

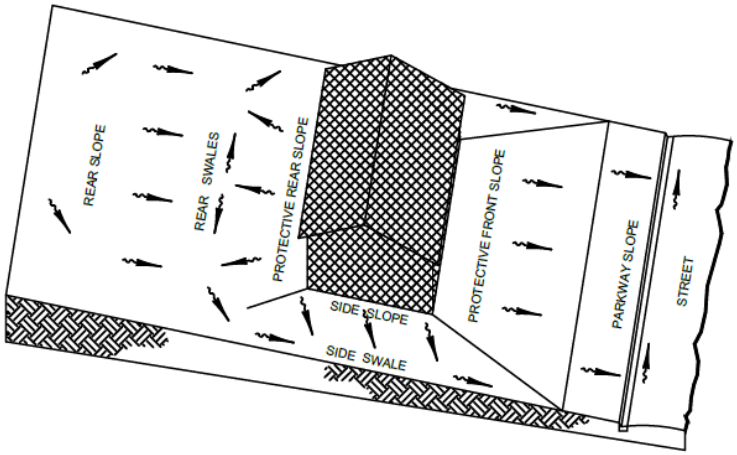


FIELD OBSERVATION REPORT
Long Lake Ranch CDD – Easement Review

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

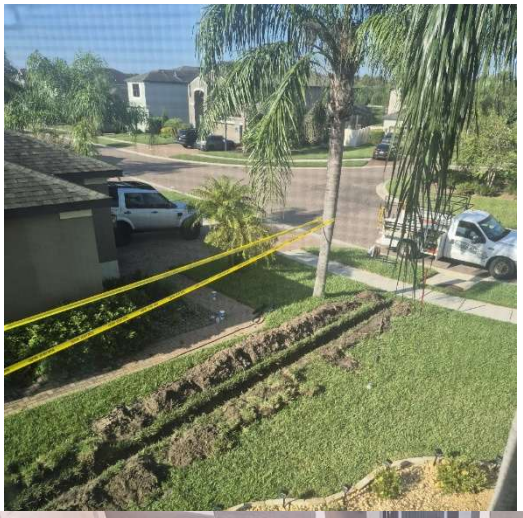
Location 1: Photo documenting no connection to stormwater curb inlet.

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

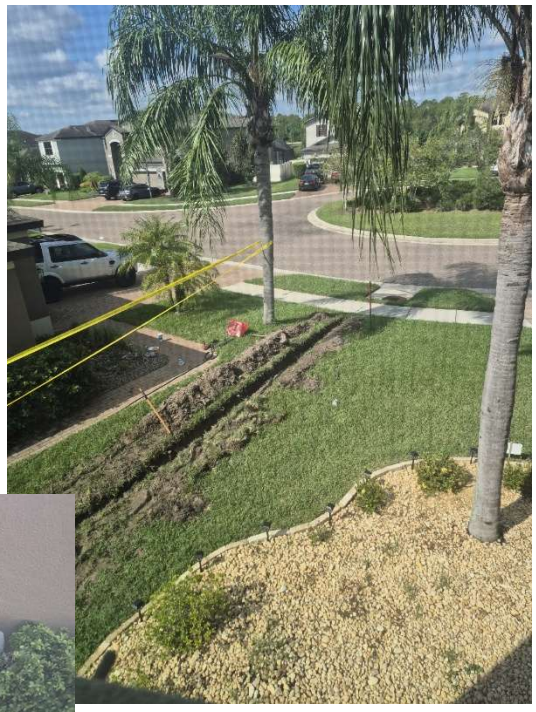
Resident Reported Information

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 9

RETURN TO AGENDA

RESOLUTION 2026-11

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

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

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

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-10, setting the public hearing to consider the adoption of the District's Revised Rules of Procedure, and set the hearing thereon for August 6, 2026, at 6:00 p.m. at Long Lake Ranch Clubhouse, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558;

WHEREAS, the Board desires to reset the public hearing to be held on date, time, and location listed herein.

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

SECTION 1. Resolution 2026-10 is hereby amended to reflect that the public hearing to adopt the District's Revised Rules of Procedure will be reset to September 3, 2026 at 6:00 p.m. at Long Lake Ranch Clubhouse, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558.

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

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

PASSED AND ADOPTED this 6th day of August, 2026.

ATTEST:	**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

~~AMENDED AND RESTATED~~
RULES OF PROCEDURE
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____

EFFECTIVE AS OF ~~NOVEMBER 7, 2019~~ _____, 2026

TABLE OF CONTENTS

Rule 1.0 General. 2

Rule 1.1 Board of Supervisors; Officers and Voting. 3

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. 7

Rule 1.3 Public Meetings, Hearings, and Workshops. 10

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse 15

Rule 2.0 Rulemaking Proceedings. 16

Rule 3.0 Competitive Purchase. ..... ~~22~~29

Rule 3.1 Procedure Under the Consultants~~'~~' Competitive Negotiations Act. ..... ~~27~~34

Rule 3.2 Procedure Regarding Auditor Selection. ..... ~~31~~38

Rule 3.3 Purchase of Insurance. ..... ~~36~~42

Rule 3.4 Pre-qualification ..... ~~38~~44

Rule 3.5 Construction Contracts, Not Design-Build. ..... ~~43~~49

Rule 3.6 Construction Contracts, Design-Build. ..... ~~47~~54

Rule 3.7 Payment and Performance Bonds. ..... ~~52~~59

Rule 3.8 Goods, Supplies, and Materials. ..... ~~53~~60

Rule 3.9 Maintenance Services. ..... ~~57~~64

Rule 3.10 Contractual Services. ..... ~~60~~68

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. ..... ~~61~~69

Rule 4.0 Effective Date. ..... ~~64~~72

Rule 1.0 General.

(1) The Long Lake Ranch Community Development District (the "**District**") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "**Rules**") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by ~~electronic mail~~e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "**Board**") shall consist of five (5) members. Members of the Board ("**Supervisors**") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "**Record of Proceedings**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and ~~Committees~~committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.

(~~6~~7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, ~~"~~"**voting conflict of interest**~~"~~" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but ~~no~~not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation ~~in~~within the county or counties in which the District ~~and~~is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located~~. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public~~ if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published ~~in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week~~as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (~~813~~407) ~~533-2950~~574-3250. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days prior to such meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ~~any~~ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public ~~comment~~comments
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business

Staff reports
(a) District Counsel
(b) District Engineer
(c) District Manager
1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments
~~Public comment~~
Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District~~,~~ is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and

posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

~~(1)~~ (1) Internal Controls. The District shall establish and maintain internal controls designed to:

~~(a)~~ (a) Prevent and detect "**fraud**," "**waste**" and "**abuse**" as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

~~(b)~~ (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

~~(c)~~ (d) Support economical and efficient operations; and

~~(d)~~ (e) Ensure reliability of financial records and reports; and

~~(e)~~ (f) Safeguard assets.

~~(2)~~ (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of ~~notice~~a Notice of Rule Development by the District as required by Section 2 of this Rule. A "**rule**" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District ~~("Rule")~~. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Requirements of a Rule. All District rules as drafted shall:

(a) Contain only one subject;

(b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;

(c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and

(d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

(3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs ("**SERC**") based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of $200,000 in the aggregate in the state within one (1) year after implementation of the rule.

(~~2~~4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a ~~Rule~~rule, the District shall provide notice of the development of a proposed rule ~~by publication of a~~ ("**Notice of Rule Development**~~ in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least twenty-nine (29) days prior to the public hearing on the proposed Rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a~~ ") setting forth the following:

(i) the subject area to be addressed by rule development;

(ii) A short, plain explanation of the purpose and effect of the proposed rule~~, cite the specific legal authority for the proposed rule~~;

(iii) The grant of rulemaking authority for the proposed rule;

(iv) The law being implemented;

(v) The proposed rule number; and

~~, and include~~ (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft~~, if available~~ of such rule or documents.

(b) ~~All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.~~ The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(~~3~~5) Notice of ~~Proceedings and Proposed Rules~~Rulemaking.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall ~~give~~provide notice of its intended action~~,~~ (the "**Notice of Rulemaking**") setting forth ~~a short, plain explanation of the purpose and effect of the proposed action, a reference to the specific rulemaking authority pursuant to which the rule is adopted, and a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific. The notice shall include a~~ the following:

(i) A short, plain explanation of the purpose and effect of the proposed rule;

(ii) The proposed rule number;

(iii) A summary of the proposed rule or amendment;

(v) The grant of rulemaking authority for the proposed rule;

(vi) The law being implemented or interpreted;

(vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

(viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, ~~and a~~ that describes the regulatory impact of the rule in readable language;

(ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice~~. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a~~ ;

(xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;

(x) The date, time, and location of the public hearing on the proposed rule;

(xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and

(xii) A reference to both the date on which and the place where the Notice of Rule Development required by ~~section (2)~~Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

(b) The ~~notice~~Notice of Rulemaking shall be published in a newspaper of general circulation ~~in~~within the ~~District and each~~ county or counties in which the District is located ~~not less than~~at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. ~~The proposed rule shall be available for inspection and copying by the public at the time~~ If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of ~~notice.~~the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

~~(c)~~ (c) The ~~notice~~Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days ~~prior to such mailing~~before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice ~~by mail of District~~of the District's rulemaking proceedings ~~to adopt, amend, or repeal a rule~~. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.

(d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

(i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.

(ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District shall publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located,

and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(~~4~~8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must ~~either~~ conduct a rule development workshop prior to proposing rules for adoption ~~or~~for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson ~~must explain in~~explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

(b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

(c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:

(i) The place, date, and time of the workshop;

(ii) The subject area that will be addressed; and

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(~~5~~a) ~~Petitions to Initiate Rulemaking.~~ All Petitions to Initiate Rulemaking ~~proceedings~~Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. ~~Not later than sixty (60) calendar~~ District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the ~~Board~~District shall either i) initiate rulemaking proceedings ~~or~~, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

(c) If the petition is directed to an ~~existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and~~unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the ~~policy~~proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule. ~~However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.~~

~~(6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:~~

(i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

~~(a) The text of the proposed rule, or any amendment or repeal of any existing rules;~~

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

~~(b) A detailed written statement of the facts and circumstances justifying the proposed rule;~~

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

~~(c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and~~

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the

unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(~~d~~10) ~~The published notice~~Public Hearing.

(~~7~~a) ~~Hearing.~~ The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the ~~notice described in section (3) of this Rule~~Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. ~~The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing.~~When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(~~8~~a) ~~Emergency Rule Adoption.~~ The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action~~. Prior to the adoption of an emergency~~

~~rule,~~ or if the Legislature authorizes the District ~~Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of~~to adopt emergency rules~~ shall be published as soon as possible in a newspaper of general circulation in the District~~. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District~~ and otherwise complies with these provisions~~.

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the "**Notice of Emergency Rule**") which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(~~9~~12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation ~~in~~within the county or counties in which the District is located.

(~~10~~13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record~~. The record~~ ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, ~~if~~as applicable:

(a) ~~The texts~~A copy of the ~~proposed rule and the adopted~~ rule;

(b) ~~All notices given for a proposed~~Any material incorporated by reference in the rule;

(c) ~~Any~~A detailed written statement of ~~estimated regulatory costs for the~~the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(~~d~~e) A ~~written summary of hearings, if any, on~~statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;

~~(e) All written comments received by the District and responses to those written comments; and~~

(f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and

(~~f~~g) ~~All notices and findings pertaining to~~If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(~~11~~14) Petitions to Challenge ~~Existing~~ Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) ~~Within 30 days after~~At the hearing, the ~~hearing officer shall render a decision and state the reasons therefor in writing.~~ petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(e) Hearings held under this section shall be de novo in nature. ~~The~~ For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. ~~The~~ During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

~~(f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(~~12~~15) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, ~~"~~"**substantial hardship**~~"~~" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, ~~"~~"**principles of fairness**~~"~~" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District ~~Rule~~rule may file a petition with the District, requesting a variance or waiver from the District's ~~Rule~~rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by ~~Rule~~rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the ~~petitioner's~~petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the ~~District's~~District's action. The District shall maintain a record of the type and disposition of each petition filed.

(~~13~~17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. ~~Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.~~

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "**Design-Build Firm**" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "**Design Criteria Package**" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "**Design Criteria Professional**" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "**Emergency Purchase**" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the ~~firm's or individual's~~firm's or individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants~~'~~' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation ~~in~~within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each ~~consultant's~~consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all ~~consultants by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that ~~"~~"wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.~~"~~" In addition, any professional service contract under which such a certificate is required, shall contain a provision that ~~"~~"the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.~~"~~"

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. "**Auditing Services**" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

~~(1) Definitions.~~

~~(a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.~~

~~(b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.~~

~~(2)~~ (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (~~4~~3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

~~(3)~~ (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (~~4~~3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

~~(4)~~ (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (~~3~~2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation ~~in the District and~~within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

~~(5)~~ (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines

is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals~~.~~, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

~~(6)~~ (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (~~3~~2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

~~(7)~~ (6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

~~(8)~~ (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

~~(9)~~ (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute

a waiver of proceedings under those Rules,"" or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

~~(a)~~ (a) The Board shall cause to be prepared a Notice of Invitation to Bid.

~~(b)~~ (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

~~(c)~~ (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

~~(d)~~ (d) Bids shall be opened at the time and place noted in the Invitation to Bid.

~~(e)~~ (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

~~(f)~~ (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

~~(g)~~ (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

~~(h)~~ (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all ~~bidders by~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~by~~ hand delivery, or ~~by~~ overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

~~(a)~~ (a) The Board shall cause to be prepared a Request for Qualifications.

~~(b)~~ (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

~~(c)~~ (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the ~~District~~project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

~~(d)~~ (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

~~(e)~~ (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(~~j~~k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, ~~electronic mail,~~ hand delivery~~, facsimile~~, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) ~~(3)~~ Suspension, Revocation, or Denial of Qualification

~~(a)~~ (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

~~i.~~ (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

~~ii.~~ (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

~~iii.~~ (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

~~iv.~~ (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

~~v.~~ (v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

~~vi.~~ (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

~~vii.~~ (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

~~viii.~~ (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

~~ix.~~ (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

~~x.~~ (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

~~xi.~~ (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

~~xii.~~ (xii) The vendor or affiliate(s) has been convicted of a contract crime.

~~1.~~ 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

~~2.~~ 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

~~(b)~~ (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

~~(c)~~ (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

~~(d)~~ (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

~~(e)~~ (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

~~i.~~ (i) Impacts on project schedule, cost, or quality of work;

~~ii.~~ (ii) Unsafe conditions allowed to exist;

~~iii.~~ (iii) Complaints from the public;

~~iv.~~ (iv) Delay or interference with the bidding process;

~~v.~~ (v) The potential for repetition;

~~vi.~~ (vi) Integrity of the public contracting process;

~~vii.~~ (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation ~~in the District and in~~within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery, or ~~facsimile,~~ to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(~~j~~l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all ~~contractors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

~~(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.~~

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation ~~in~~within the county in which the ~~District~~project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

   a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

   b. Hold all required applicable federal licenses in good standing, if any;

   c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

   d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

   Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all ~~consultants by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website

at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "“Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,"” or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board ~~should~~shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

~~(a)~~ (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

~~(b)~~ (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

~~(c)~~ (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

~~(d)~~ (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the ~~District and within the~~ county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by ~~electronic mail~~e-mail, United States Mail, hand delivery~~, or facsimile~~, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all ~~vendors by~~proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, ~~facsimile,~~ or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: ~~"~~"Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,~~"~~" or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by ~~electronic mail~~e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via ~~facsimile~~e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

~~(5) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.~~

(~~6~~5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(~~7~~8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

[Link-to-previous setting changed from off in original to on in modified.].

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

[Link-to-previous setting changed from off in original to on in modified.].

Rule 4.0 Effective Date.

These Rules shall be effective ~~November 7, 2019~~ _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Summary report: **Litera Compare for Word 11.12.0.83 Document comparison done on 5/29/2026 7:07:53 AM**	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4857-5407-0787/1/581960 - Amended & Restated Rules of Procedure (2019)_-_LLRCDD - v1!.doc	
Modified DMS: nd://4900-6520-9520/1/Revised Rules of Procedure (2026) - LLRCDD.docx	
Changes:	
Add	378
~~Delete~~	264
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	642

EXHIBIT 10

RETURN TO AGENDA

LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

BUDGET DEVELOPMENT:

FLORIDA STATUTE 189.418:

The total amount available from taxation and other sources, including balances brought forward for prior fiscal years, must equal the total of appropriations for expenditures and reserves.

(A Balanced Budget)

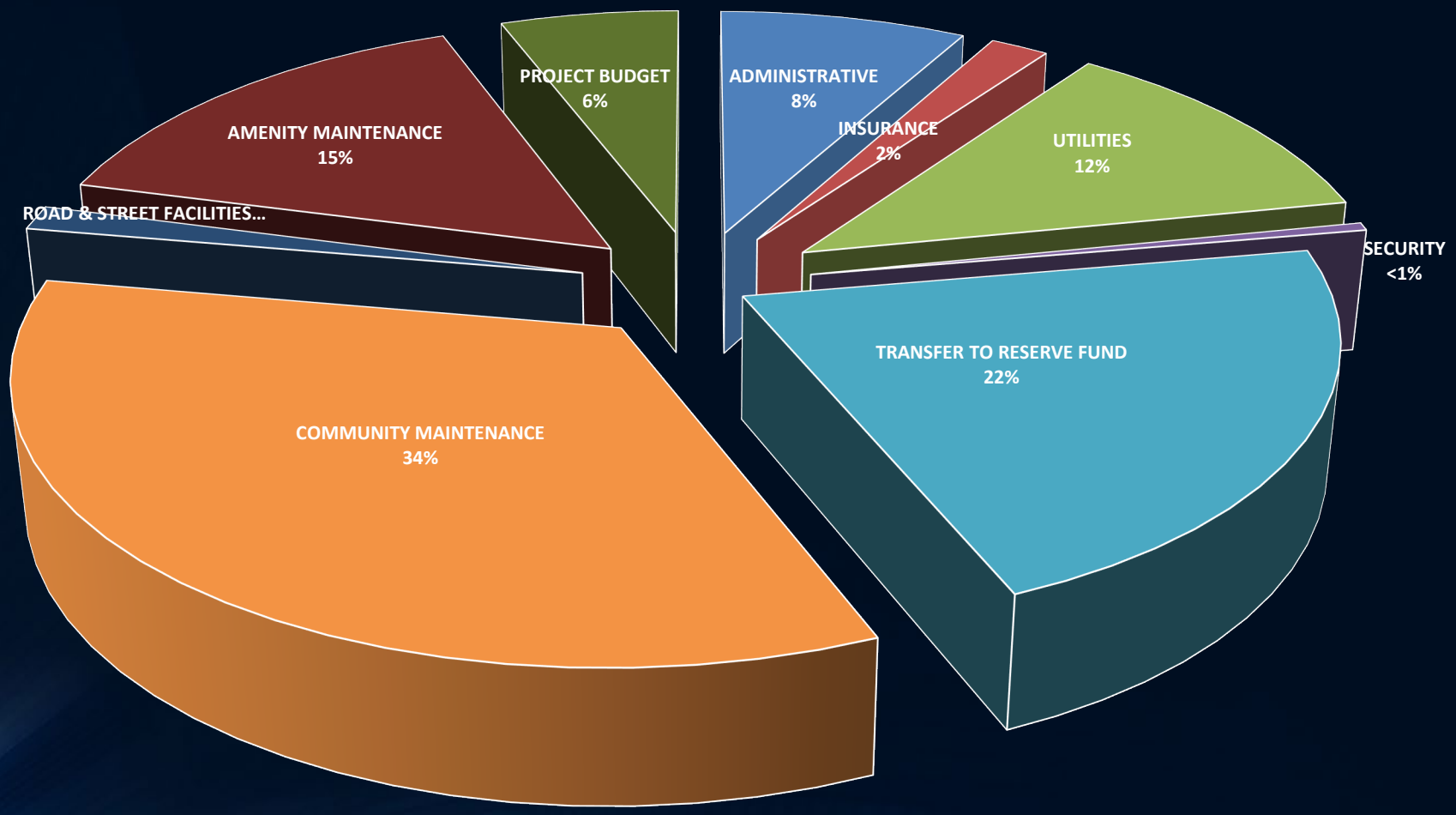
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD BUDGET DEVELOPMENT:

1. Review of Actual Expenditures of Prior Fiscal Years
2. Review of Contracts and Service Level Provided
3. Consideration of Future Service Needs

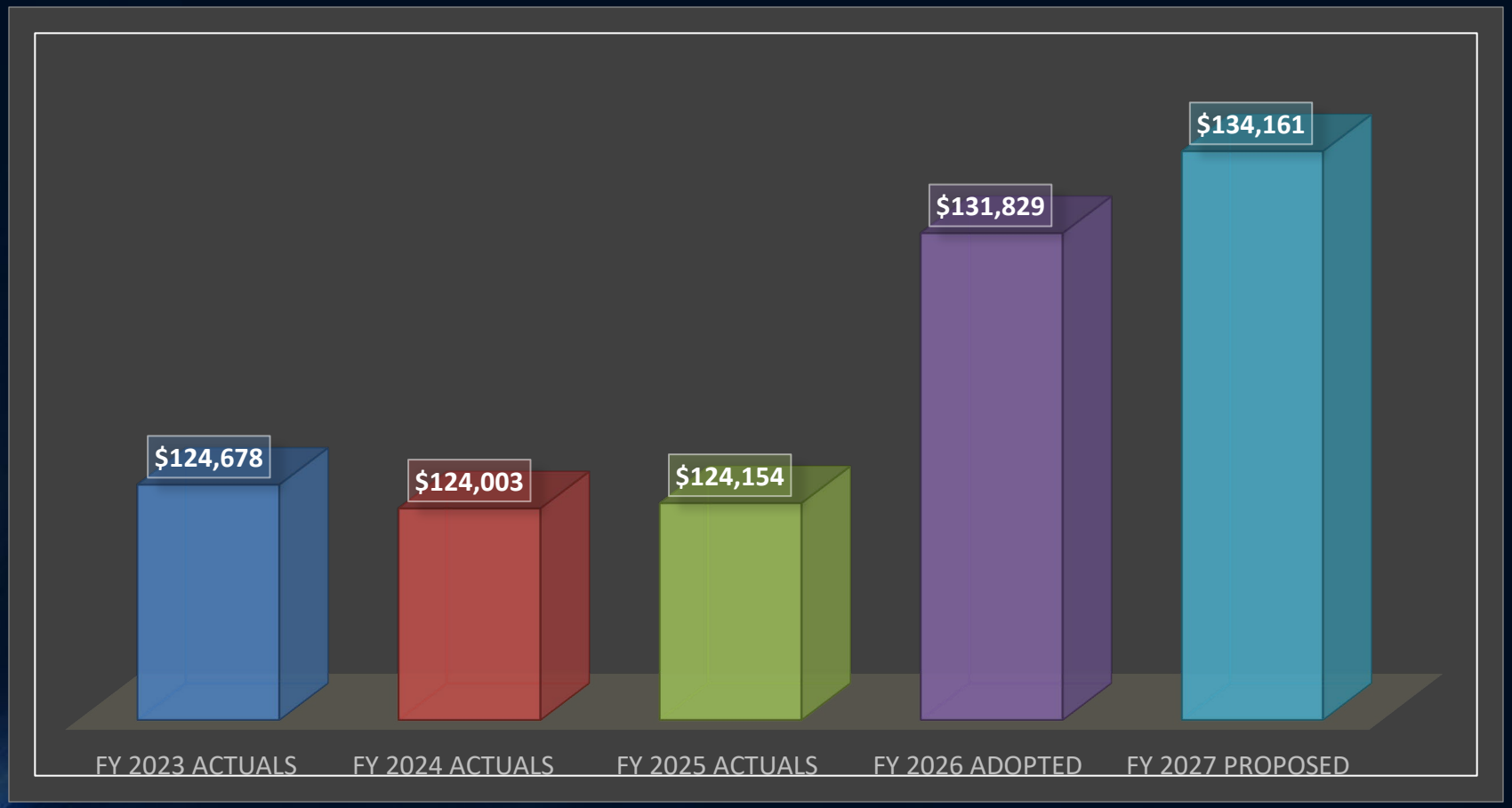
LONG LAKE RANCH CDD

FY 2027 Expenditure Summary: $1,675,956



LONG LAKE RANCH CDD

Administrative: $134,161



LONG LAKE RANCH CDD

Administrative: 8.01%

Increase of $2,332

Highlights:

Increase – Line 33 - Trustee Fees - $1,232 as confirmed with the trustee

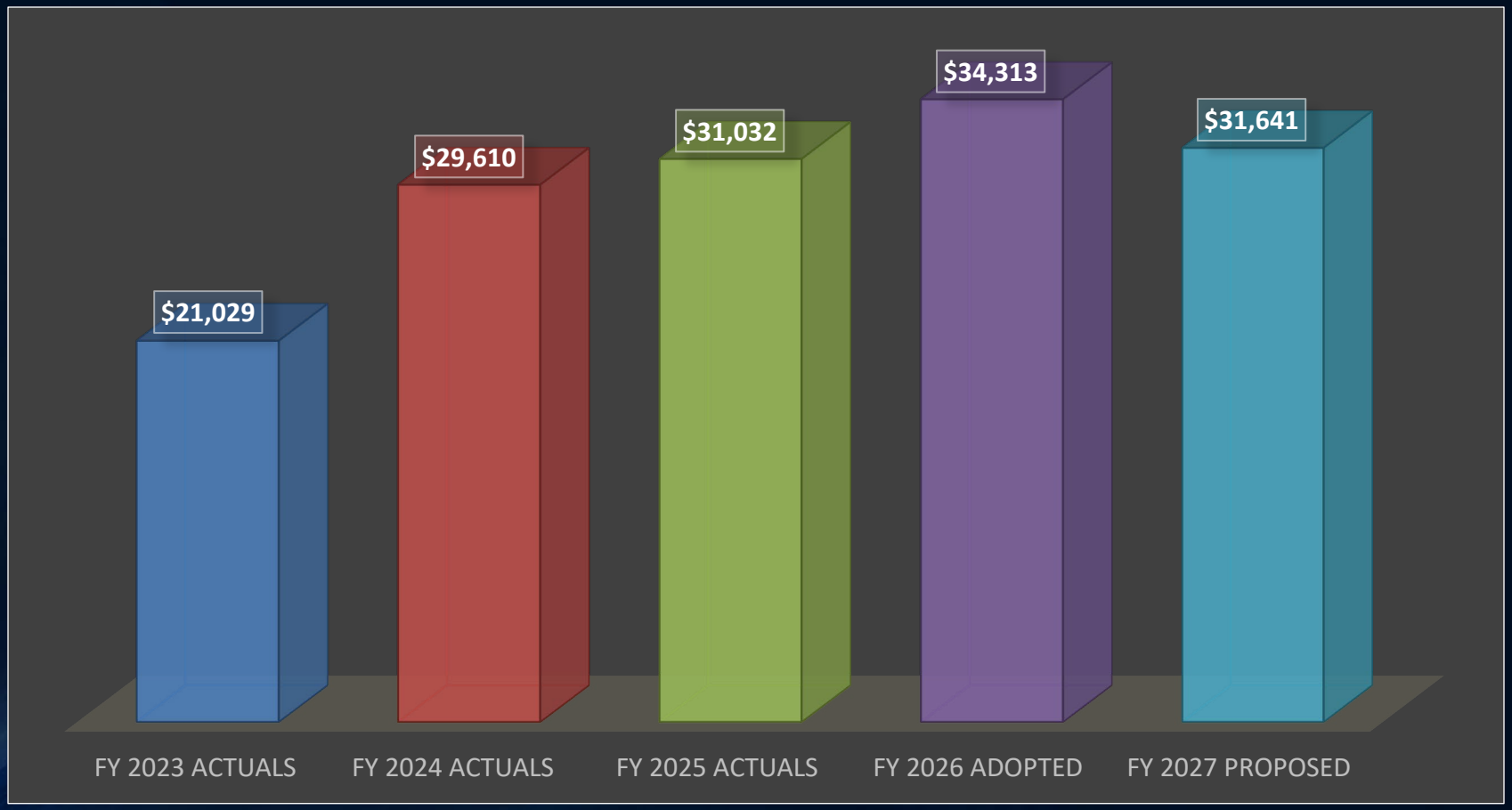
Increase –Line 32 - Arbitrage Rebate - $500 as confirmed with arbitrage specialist

Increase – Line 27 - Property Taxes - $100 . Projected from County

Increase – Line 41 – Misc. Service - $500 – Increase based on historical expenditure

LONG LAKE RANCH CDD

Insurance: $31,641



LONG LAKE RANCH CDD

Insurance: 1.89%

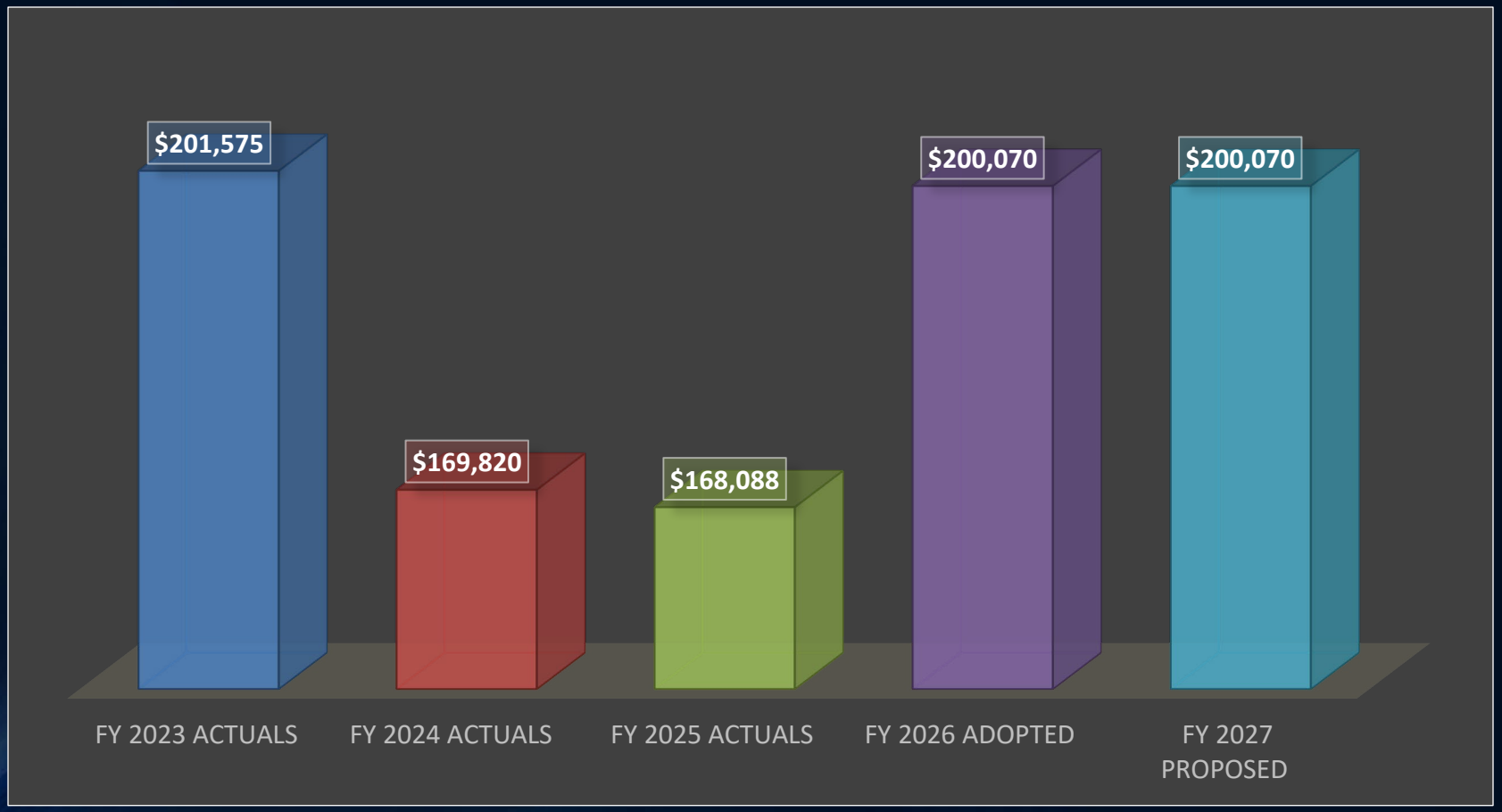
Decrease: $2,672

Highlights

Confirmed the decrease of $2,672 with the insurance carrier – EGIS

LONG LAKE RANCH CDD

Utilities: $200,070



LONG LAKE RANCH CDD

Utilities : 11.94%

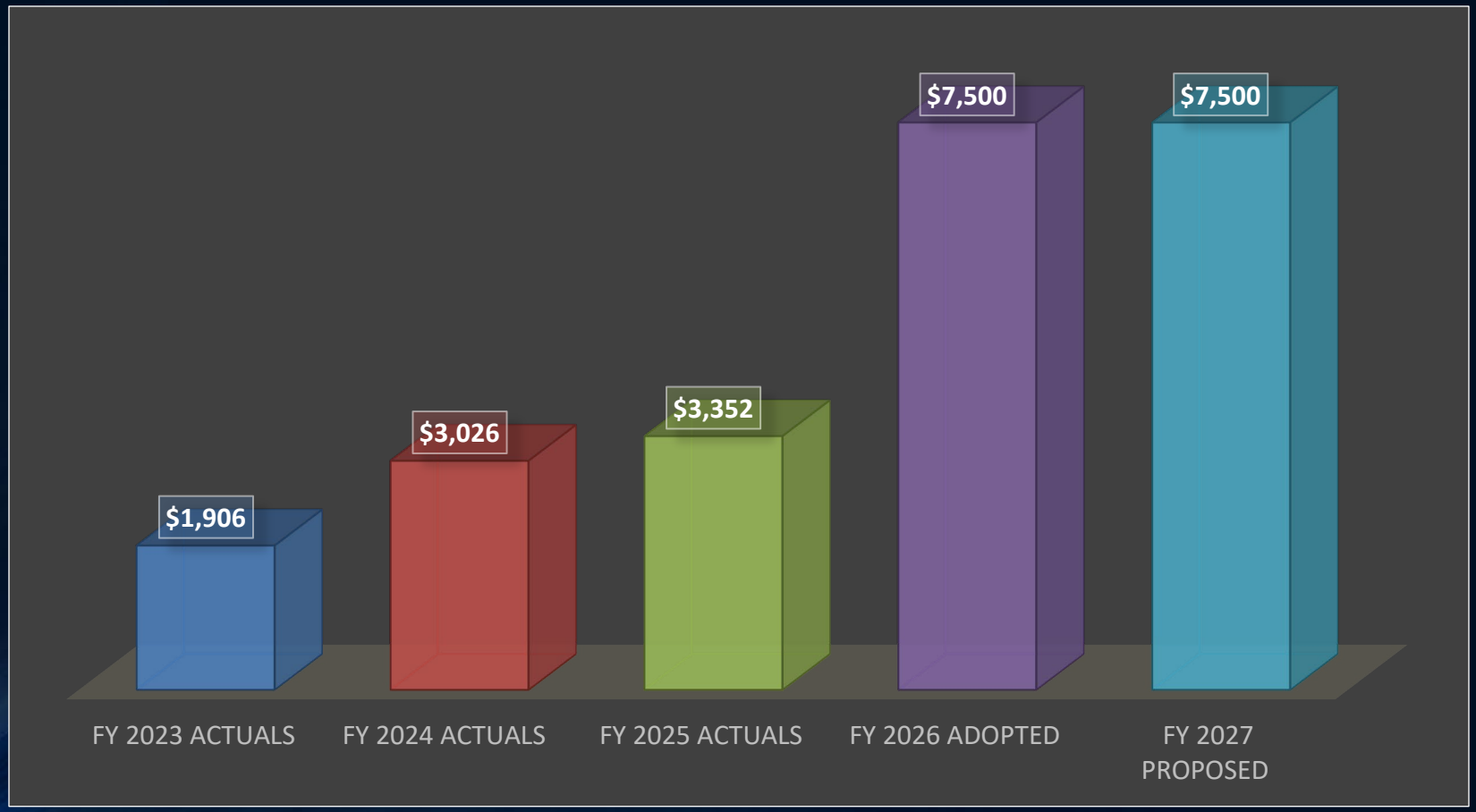
No Increase

Highlights

No change from FY 2026

LONG LAKE RANCH CDD

Security: $7,500



LONG LAKE RANCH CDD

Security: 0.46%

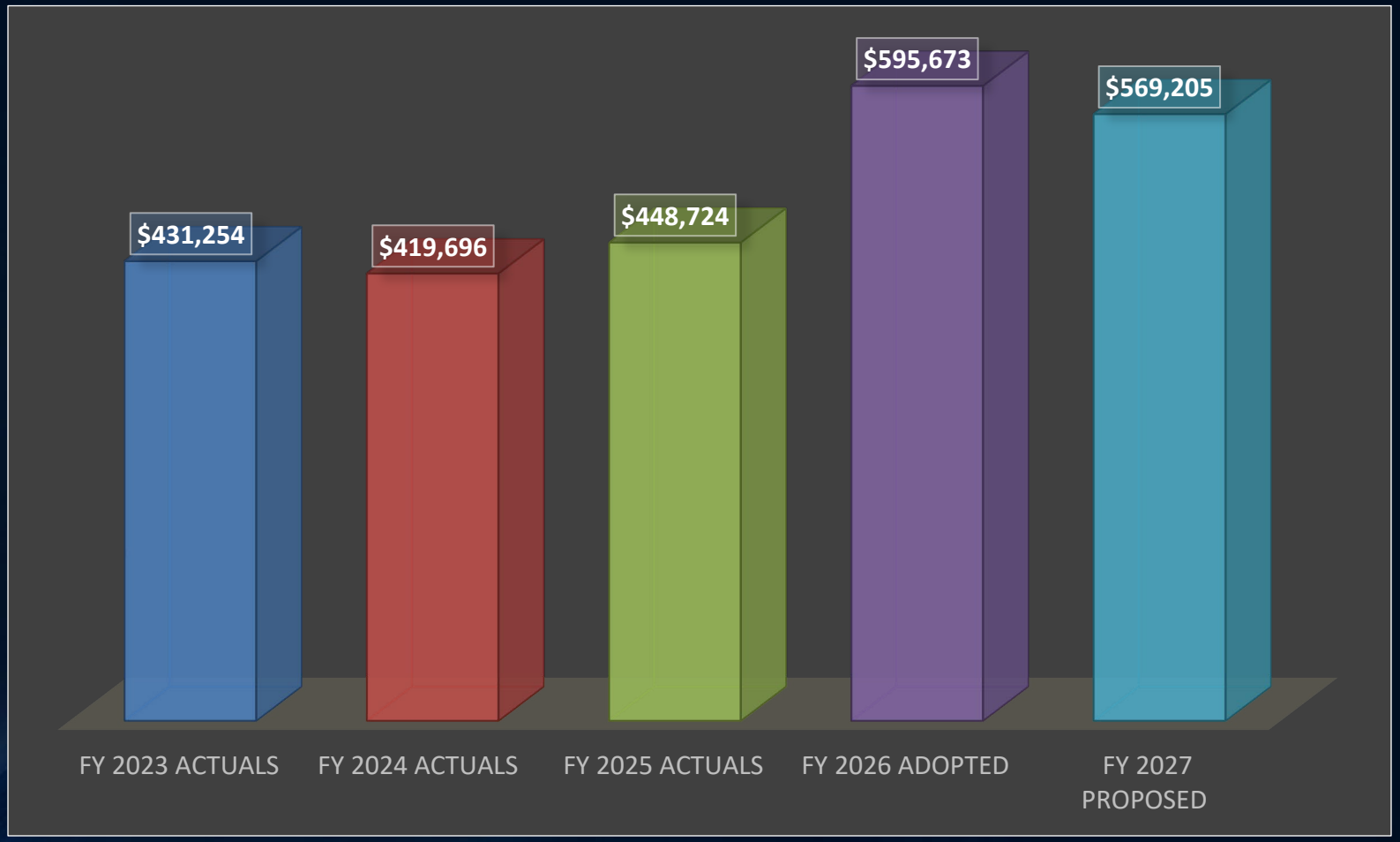
Decrease of $1,748

Highlights

No change from FY 2026

LONG LAKE RANCH CDD

Community Maintenance: $569,205



LONG LAKE RANCH CDD

Community Maintenance: 33.96%
Decrease of $26,468

Highlights:

Increase – Line 58 – Fountain - $1,000 - to account for any increases in associated parts for remediation

Increase - Line 61 – $750 - Aquatic Plant – to account fo any increase in plant material to be installed

Decrease – Line 71 – $22,500 - Tree Trimming – Projected based on actual need

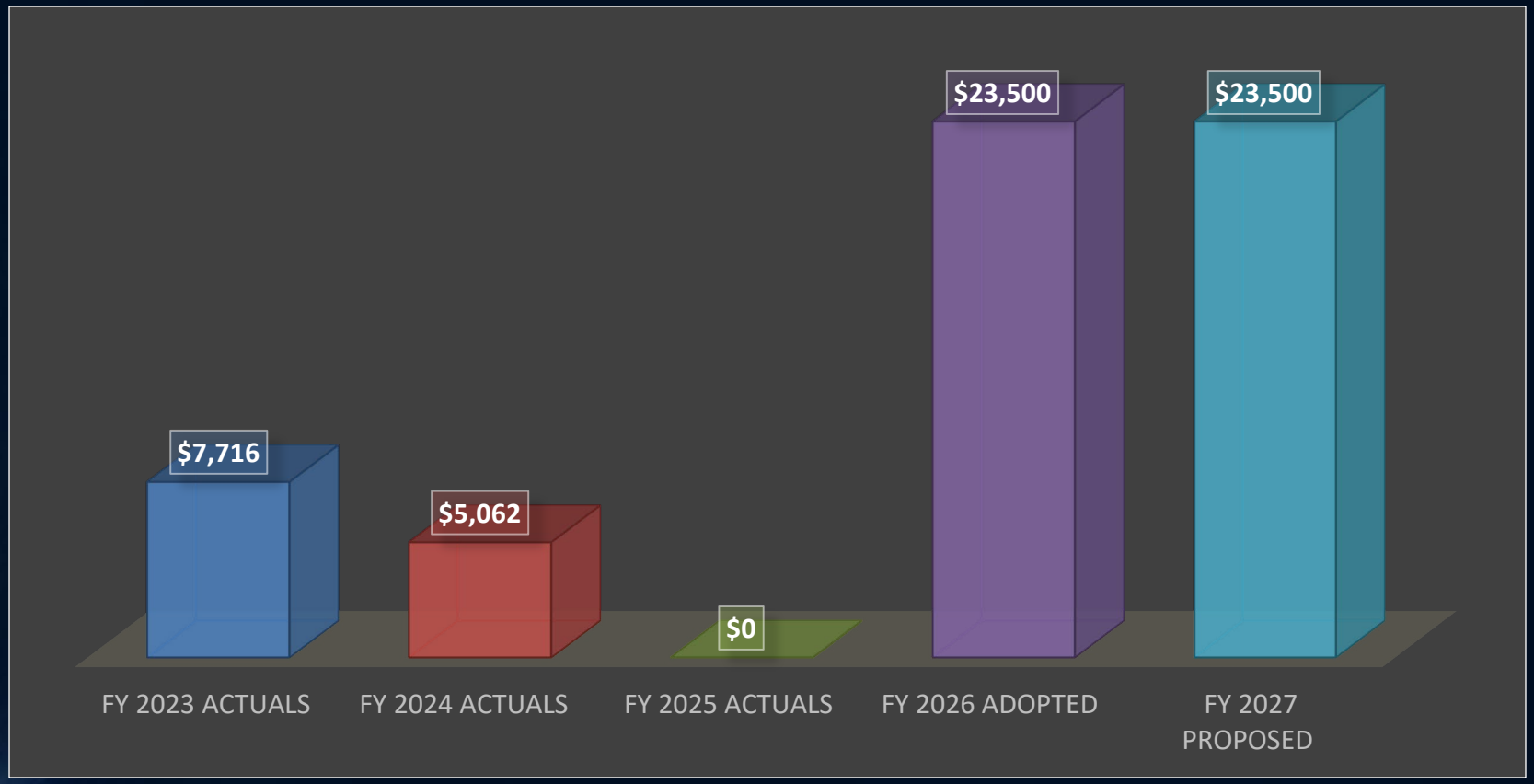
Increase – Line 72 - $500 - Fire Ant Treatment - Based on actual expenditures for treatment

Decrease - Line 74 - $7,265 – Decorative Light Maintenance – contract for track lighting was paid off

Increase – Line 77 – $ 1,047 - Field Contingency – increase for unaccounted for expenditures not allocated in another line

LONG LAKE RANCH CDD

Road & Street Facilities: $23,500



LONG LAKE RANCH CDD

Road & Street Facilities: 1.40%

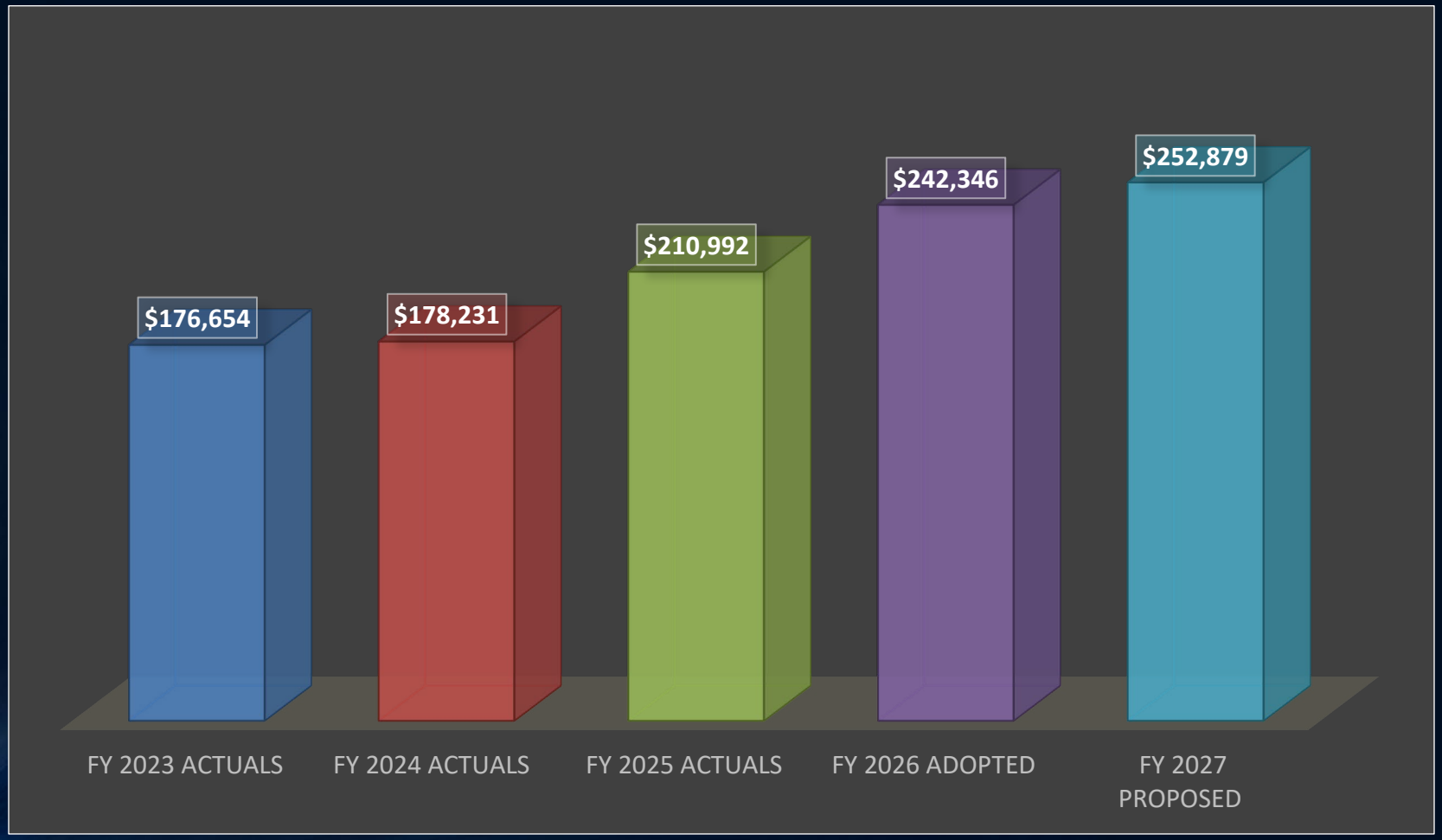
No Increase

Highlights

No change from FY 2026

LONG LAKE RANCH CDD

Amenity Maintenance: $252,879



LONG LAKE RANCH CDD

Amenity Maintenance : 15.09%

Increase of $10,533

Highlights:

Increase - Line 85 - $4,239 for Clubhouse Management to maintain sustainability in high quality team members for cost of living adjustment

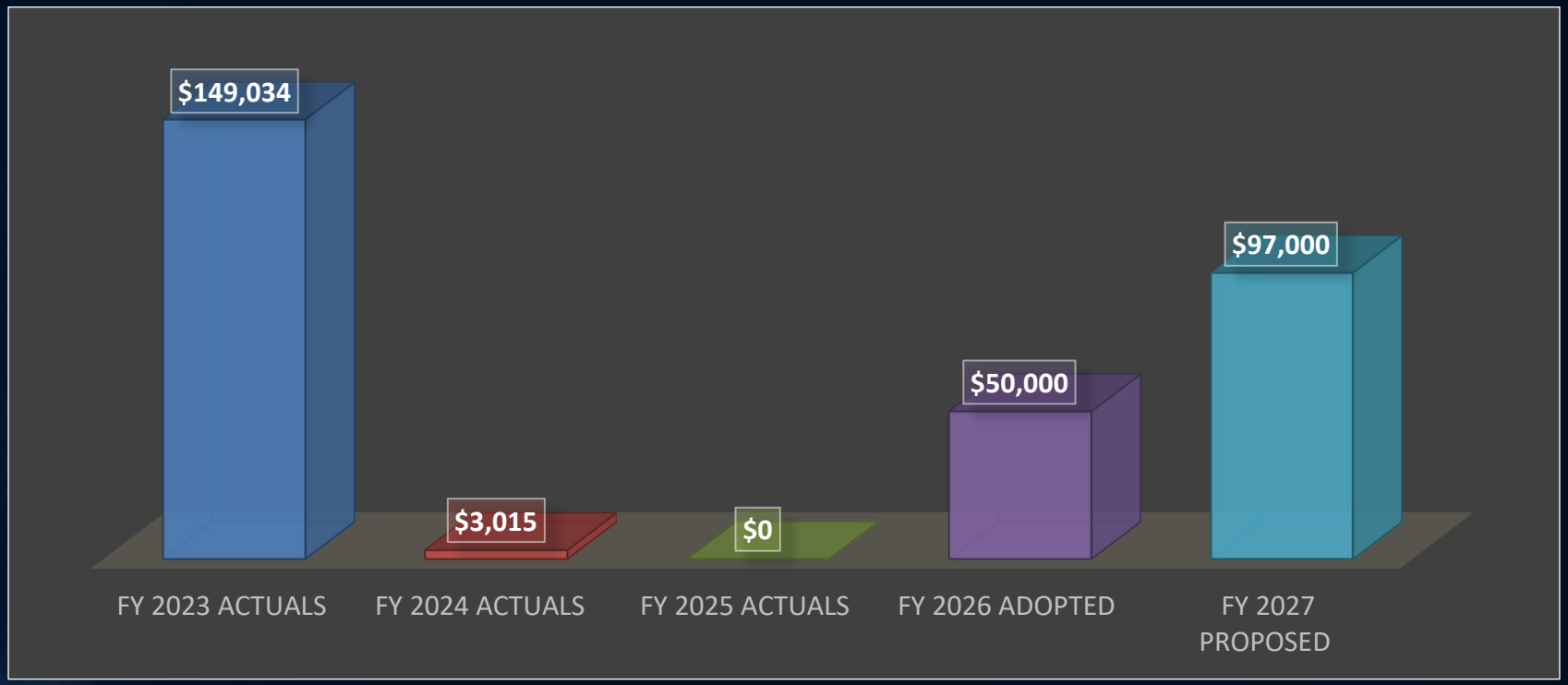
Increase - Line 86 - $294 for seasonal pool monitors for cost of living adjustment

Increase - Line 93 – $5,500 -Pool Repairs – increase based on historical expenditures

Increase - Line 95 - $500 – Communications – Increased based on anticipated increases from providers

LONG LAKE RANCH CDD

Capital Outlay: $97,000



LONG LAKE RANCH CDD

Capital Projects: 5.79%

Highlights:

The Board has established a capital projects budget to oversee various projects that have been advanced thru Board discussion and consideration

LONG LAKE RANCH CDD

Other Financing Sources: 21.48%

Increase of $50,000

Highlights:

The Board continues to advance fiscal governance from the annual funding of the reserves that will address the aging infrastructure of the District . Example: Pool Resurface

- QUESTIONS?

LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET

STATEMENT 1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PRPOSED BUDGET GENERAL FUND (O&M)

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
1	REVENUE							
2	ASSESSMENTS LEVIED							
3	ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,217,790	1,202,714	1,152,047	1,233,438	30,724
4	ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	350,000	350,000	360,000	10,000
5	COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-	-
6	EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-
7	EXCESS FEES	-	7,081	8,738	-	-	-	-
8	FUND BALANCE FORWARD	-	-	-	76,518	-	76,518	-
9	**ASSESSMENTS LEVIED Total**	**1,172,505**	**1,223,274**	**1,526,528**	**1,629,231**	**1,502,047**	**1,669,956**	**40,724**
10	ADDITIONAL REVENUE							
11	TENNIS	1,320	1,200	1,200	6,000	1,500	6,000	-
12	ROOM RENTALS	1,445	540	653	-		-	-
13	INTEREST	-	-	34,007	-	44,821	-	-
14	ADVERTISEMENT RENTAL	9,600	-	-	-		-	-
15	MISC. REVENUE	997	6,796	5,799	-	14,661	-	-
16	**ADDITIONAL REVENUE Total**	**13,362**	**8,536**	**41,659**	**6,000**	**60,982**	**6,000**	**-**
17	**REVENUE Total**	**1,185,867**	**1,231,810**	**1,568,187**	**1,635,231**	**1,563,029**	**1,675,956**	**40,724**
18	EXPENDITURES							
19	ADMINISTRATIVE							
20	SUPERVISORS - REGULAR MEETINGS	11,547	8,000	9,600	13,000	4,861	13,000	-
21	SUPERVISORS - WORKSHOPS	1,200	-	-	1,000	-	1,000	-
22	PAYROLL TAXES (BOS)	581	505	933	1,071	306	1,071	-
23	PAYROLL SERVICES FEES	654	600	700	700	250	700	-
24	DISTRICT MANAGEMENT	19,954	20,000	10,000	15,000	5,605	15,000	-
25	ADMINISTRATIVE	11,000	10,788	7,544	5,000	1,452	5,000	-
26	ACCOUNTING	11,057	10,667	7,500	10,000	3,737	10,000	-
27	ASSESSMENT ROLL PREPERATION	5,000	5,000	3,750	5,000	1,869	5,000	-
28	DISSEMINATION AGENT	3,000	4,000	2,250	3,000	1,121	3,000	-
29	MEETING OVERAGES	-	-	-	-	-	-	-
30	DISTRICT COUNSEL	30,812	47,974	51,559	45,000	30,389	45,000	-
31	DISTRICT ENGINEER	4,535	3,520	1,900	10,000	-	10,000	-
32	ARBITRAGE REBATE CALCULATION	1,150	650	1,300	1,500	-	2,000	500
33	TRUSTEE FEES	14,906	8,719	11,811	13,768	7,900	15,000	1,232
34	BANK FEES	52	-	773	150	85	150	-
35	AUDITING	3,950	-	7,850	3,700	-	3,700	-
36	REGULATORY PERMITS AND FEES	175	175	175	175	175	175	-
37	PROPERTY TAXES	375	731	823	250	297	350	100
38	SALES TAX	889	-	-	-	-	-	-
39	LEGAL ADVERTISING	2,303	1,002	1,356	1,500	55	1,500	-
40	WEBSITE HOSTING	1,538	1,672	1,788	2,015	1,538	2,015	-
41	MISC. SERVICE	-	-	2,542	-	567	500	500
42	**ADMINISTRATIVE Total**	**124,678**	**124,003**	**124,154**	**131,829**	**60,207**	**134,161**	**2,332**

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
43	INSURANCE							
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
45	**INSURANCE Total**	**21,029**	**29,610**	**31,032**	**34,313**	**32,118**	**31,641**	**(2,672)**
46	UTILITIES							
47	UTILITIES - ELECTRICITY	59,622	50,748	52,679	61,200	14,650	61,200	-
48	UTILITIES - STREETLIGHTS	130,434	98,356	99,718	117,300	26,164	117,300	-
49	UTILITIES - WATER/SEWER	9,029	18,626	14,092	18,000	7,146	18,000	-
50	UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	1,530	221	1,530	-
51	UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	1,599	2,040	721	2,040	-
52	**UTILITIES Total**	**201,575**	**169,820**	**168,088**	**200,070**	**48,902**	**200,070**	**-**
53	SECURITY							
54	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	3,352	7,500	145	7,500	-
55	**SECURITY Total**	**1,906**	**3,026**	**3,352**	**7,500**	**145**	**7,500**	**-**
56	COMMUNITY MAINTENANCE							
57	FIELD SERVICES	5,051	5,034	3,750	5,000	2,084	5,000	-
58	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	4,428	5,000	2,432	6,000	1,000
59	AQUATIC MAINTENANCE	31,980	29,520	37,120	29,520	9,840	29,520	-
60	MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	-	3,100	-
61	AQUATIC PLANT REPLACEMENT	-	-	-	2,750	-	3,500	750
62	STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-
63	MIDGE FLY TREATMENTS	-	-	-	-	-	-	-
64	FISH STOCKING	3,506	-	-	12,000	-	12,000	-
65	LAKE & POND MAINTENANCE	1,500	-	-	5,000	-	5,000	-
66	ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	-	2,500	-	2,500	-
67	LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	167,493	180,920	84,512	180,920	-
68	LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	49,500	72,000	58,250	72,000	-
69	LANDSCAPE REPALCEMENT ANNUALS - CONTRACT	38,178	32,724	8,181	39,996	16,362	39,996	-
70	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	12,142	90,760	-	90,760	-
71	TREE TRIMMING & MAINTENANCE	675	40,500	63,550	45,000	12,125	22,500	(22,500)
72	OTHER LANDSCAPE -FIRE ANT TREAT	4,475	-	5,000	4,500	-	5,000	500
73	IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	6,781	15,000	6,264	15,000	-
74	DECORATIVE LIGHT MAINTENANCE	4,000	9,000	38,469	15,000	19,234	7,735	(7,265)
75	VOLUNTEER SUPPLIES	-	-	-	-	-	-	-
76	PRESSURE WASHING	30,450	30,510	32,250	37,000	-	37,000	-
77	FIELD CONTINGENCY	21,463	26,589	20,060	30,627	3,053	31,674	1,047
78	**COMMUNITY MAINTENANCE Total**	**431,254**	**419,696**	**448,724**	**595,673**	**214,156**	**569,205**	**(26,468)**
79	ROAD & STREET FACILITIES				**vvccc**			
80	SIDEWALK REPAIR & MAINTENANCE	-	294	-	1,000	-	1,000	-
81	ROADWAY REPAIR & MAINTENANCE	7,200	-	-	2,500	-	2,500	-
82	SIGNAGE REPAIR & REPLACEMENT	516	4,768	-	20,000	-	20,000	-
83	**ROAD & STREET FACILITIES Total**	**7,716**	**5,062**	**-**	**23,500**	**-**	**23,500**	**-**

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
84	AMENITY MAINTENANCE							
85	CLUBHOUSE MANAGEMENT	115,745	123,162	134,315	141,296	63,241	145,535	4,239
86	SEASONAL POOL ATTENDANTS	-	-	-	9,800	-	10,094	294
87	CELL PHONE FOR ATTENDANTS	-	-	-	100	-	100	-
88	POOL MAINTENANCE - CONTRACT	27,780	24,025	38,400	40,000	19,260	40,000	-
89	DOG WASTE STATION SUPPLIES	1,252	314	-	3,000	-	3,000	-
90	AMENITY MAINTENANCE & REPAIR	19,274	715	18,656	21,000	6,333	21,000	-
91	OFFICE SUPPLIES	265	1,920	98	1,200	-	1,200	-
92	FURNITURE REPAIR/REPLACEMENT	-	420	-	1,750	-	1,750	-
93	POOL REPAIRS	2,474	10,399	9,138	2,000	17,485	7,500	5,500
94	POOL PERMITS	561	560	611	1,000	-	1,000	-
95	COMMUNICATIONS (TEL, FAX, INTERNET)	3,973	4,111	5,239	5,000	1,674	5,500	500
96	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	390	2,000		2,000	-
97	COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	-	1,000	-	1,000	-
98	PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	809	6,600	-	6,600	-
99	PEST CONTROL	1,200	1,330	1,070	3,600	614	3,600	-
100	CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	2,266	3,000	-	3,000	-
101	**AMENITY MAINTENANCE Total**	**176,654**	**178,231**	**210,992**	**242,346**	**108,607**	**252,879**	**10,533**
102	PROJECT BUDGET							
103	CAPITAL OUTLAY	149,034	3,015	-	50,000	-	97,000	47,000
104	**PROJECT BUDGET Total**	**149,034**	**3,015**	**-**	**50,000**	**-**	**97,000**	**47,000**
105	**EXPENDITURES Total**	**1,113,846**	**932,463**	**986,342**	**1,285,231**	**464,135**	**1,315,956**	**30,725**
106	OTHER SOURCES/USES							
107	OTHER FINANCING USES - TRANSFER TO RESERVES							
108	TRANSFER IN	-	-	-	-	-	-	-
109	TRANSFER TO DEBT SERVICE	-	-	-	-	-	-	-
110	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	350,000	-	360,000	10,000
111	TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-	-
112	COUNTY COLLECTION COSTS	-	-	-	-	-	-	-
113	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**	**198,094**	**-**	**300,000**	**350,000**	**-**	**360,000**	**10,000**
114	**OTHER SOURCES/USES Total**	**198,094**	**-**	**300,000**	**350,000**	**-**	**360,000**	**10,000**
115	**EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES**	**79,027**	**299,347**	**281,845**	**(0)**	**1,098,894**	**(0)**	**(0)**
116	FUND BALANCE							
117	FUND BALANCE - BEGINNING (Audited for FY 24 YE)	126,616	449,370	740,347	1,022,192		1,022,192	
118	FUND BALANCEAUDIT ADJUSTMENT	243,725	(8,370)	-	-		-	
119	NET CHANGE IN FUND BALANCE	79,027	299,347	281,845	-		-	
120	**FUND BALANCE Total**	**449,370**	**740,347**	**1,022,192**	**1,022,192**		**1,022,192**	**-**
121	ANALYSIS OF FUND BALANCE							
122	NON SPENADBALE	68,743	73,519	65,857	65,857		68,743	
123	ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242		210,242	
124	UNASSIGNED	186,298	363,799	458,837	382,320		379,434	
125	USE OF FUND BALANCE FORWARD	-		-	76,518		76,518	
126	ASSIGNED PROJECTS	-	-	287,256	287,256		287,256	
127	ASSIGNED - ASSET RESERVES	-	-	-	-		-	
128	**ANALYSIS OF FUND BALANCE Total**	**449,370**	**740,347**	**1,022,192**	**1,022,192**		**1,022,192**	**-**

STATEMENT 2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

		FY 2024 ACTUAL	FY 2025 BUDGET	FY 2026	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1	**REVENUES**					
2	**ALL REVENUES**					
3	ASSESSMENTS LEVIED (NET ON-ROLL):	301,009	-	-	-	-
4	EXCESS FEES	-	-	-	-	-
5	INTEREST & MISCELLANEOUS	97,674	-	-	-	-
6	**ALL REVENUES Total**	**398,683**	**-**	**-**	**-**	**-**
7	**EXPENDITURES**					
8	**CLUBHOUSE**					
9	**CLUBHOUSE Total**	**-**	**-**	**-**	**-**	**-**
10	**ENTRY AREAS**					
11	**ENTRY AREAS Total**	**-**	**-**	**-**	**-**	**-**
12	**GROUNDS**					
13	FENCING AND CAMERAS	-	-	-		-
14	FLOORING	-	-	-		-
15	**GROUNDS Total**	**-**	**-**	**-**		**-**
16	**MAIL AREAS**					
17	**MAIL AREAS Total**	**-**	**-**	**-**		**-**
18	**MAIN POOL AREA**					
19	MAIN POOL	68,390	-	100,000		100,000
20	**MAIN POOL AREA Total**	**68,390**	**-**	**100,000**		**100,000**
21	**RECREATION**					
22	**RECREATION Total**	**-**	**-**	**-**		**-**
23	**STREETS AND PARKING AREAS**					
24	**STREETS AND PARKING AREAS Total**	**-**	**-**	**-**		**-**
25	**WALLS AND FENCING**					
26	**WALLS AND FENCING Total**	**-**	**-**	**-**		**-**
27	**EXPENDITURES Total**	**68,390**	**-**	**100,000**		**100,000**
28	**OTHER SOURCES/(USES)**					
29	**OTHER FINANCING SOURCES & USES**					
30	TRANSFER IN (OUT) FROM GENERAL FUND	(331,026)	300,000	350,000	350,000	50,000
31	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-		-
32	INCREASE IN RESERVE FUND BALANCE	-	-	-		-
33	**OTHER FINANCING SOURCES & USES Total**	**(331,026)**	**300,000**	**350,000**	**350,000**	**50,000**
34	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**(733)**	**300,000**	**250,000**	**350,000**	**(50,000)**
35						
36	**FUND BALANCE**					
37	FUND BALANCE - BEGINNING - AUDITED FOR FY 23	1,283,785	1,283,052	1,583,052	1,833,052	
38	NET CHANGE IN FUND BALANCE	(733)	300,000	250,000	350,000	
39	**FUND BALANCE Total**	**1,283,052**	**1,583,052**	**1,833,052**	**2,183,052**	

STATEMENT 3
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	**SUPERVISORS - REGULAR MEETINGS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings).		13,000
21	**SUPERVISORS - WORKSHOPS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	**PAYROLL TAXES (BOS)**	**FICA & FUTA**	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	**PAYROLL SERVICES FEES**	**ENGAGE**	
	Approximates $50 per pay period & ye processing of $50.		700
24	**DISTRICT MANAGEMENT**	**HAVEN**	
	Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.		15,000
25	**ADMINISTRATIVE**	**HAVEN**	
	Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.		5,000
26	**ACCOUNTING**	**HAVEN**	
	Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.		10,000
27	**ASSESSMENT ROLL PREPERATION**	**HAVEN**	
	Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.		5,000
28	**DISSEMINATION AGENT**	**HAVEN**	
	The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.		3,000
29	**MEETING OVERAGES**	**HAVEN**	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	**DISTRICT COUNSEL**	**KUTAK ROCK**	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.		45,000
31	**DISTRICT ENGINEER**	**STANTEC**	
	Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.		10,000
32	**ARBITRAGE REBATE CALCULATION**	**LLS TAX SOLUTIONS**	
	The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.		2,000
33	**TRUSTEE FEES**	**US BANK TRUST, N.A.**	
	Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is $4.756.13: Series 2015A - $4.256.13and Series 2016 is $4.756.13.		15,000
34	**BANK FEES**	**SOUTHSTATE**	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	**AUDITING**	**BERGER TOOMBS**	
	State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.		3,700
36	**REGULATORY PERMITS AND FEES**	**FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES**	
	Statutorily fixed.		175
37	**PROPERTY TAXES**	**PASCO COUNTY**	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		350
39	**LEGAL ADVERTISING**	**VARIOUS PUBLICATIONS**	
	The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.		1,500
40	**WEBSITE HOSTING**	**SCHOOLSTATUS**	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
	MISC. SERVICE		
	Miscellaneous expenditures related to administrative costs		500
42	**ADMINISTRATIVE Total**		**134,161**

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
43	**INSURANCE**		
44	**PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE**	**EGIS**	
	The district will incur expenditures for public officials and general liability insurance.		31,641
45	**INSURANCE Total**		**31,641**
46	**UTILITIES**		
47	**UTILITIES - ELECTRICITY**	**DUKE ENERGY**	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure. Multi year increae from Duke approved in FY 24 of approximately 2% thru FY 27		61,200
48	**UTILITIES - STREETLIGHTS**	**DUKE ENERGY**	
	Duke energy bills. Multi year increase from Duke established in FY 24 thru FY27		117,300
49	**UTILITIES - WATER/SEWER**	**PASCO COUNTY UTILITIES**	
	Water and sewer services for the Community center and 18981 Long Lake Ranch Blvd. (Estimates for utilities are up 2% over prior year).		18,000
50	**UTILITIES - SOLID WASTE ASSESSMENT**	**PASCO COUNTY TAX COLLECTOR**	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
51	**UTILITIES - SOLID WASTE REMOVAL**	**COASTAL WASTE**	
	Solid waste disposal services.		2,040
52	**UTILITIES Total**		**200,070**
53	**SECURITY**		
	SECURITY MONITORING SERVICES		
	Removed.		-
	SECURITY MONITORING REPAIRS & MAINTENANCE		
	Various repairs & maintenance to the existing hardware infrastructure.	**AS NEEDED**	7,500
55	**SECURITY Total**		**7,500**
56	**COMMUNITY MAINTENANCE**		
57	**FIELD SERVICES**	**HAVEN**	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance.		5,000
58	**FOUNTAIN SERVICE REPAIRS & MAINTENANCE**	**BLUE WATER**	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - $750 qterly. Added additional for parts for repair if needed.		6,000
59	**AQUATIC MAINTENANCE**	**GHS ENVIRONMENTAL**	
	Aquatic weed control in the 26 ponds/floodplain areas. Confirmed with vendor no increase for FY 27		29,520
60	**MITIGATION AREA MONITORING & MAINTENANCE**		
	Mitigation maintenance & compliance monitoring.		3,100
	AQUATIC PLANT REPLACEMENT & FISH STOCKING	**GHS ENVIRONMENTAL**	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization		3,500
62	**STORMWATER SYSTEM MAINTENANCE**	**MISCELLANEOUS**	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
63	**MIDGE FLY TREATMENTS**	**GHS ENVIRONMENTAL**	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
64	**FISH STOCKING**	**GHS ENVIRONMENTAL**	
	Mosquito fish stocking.		12,000
65	**LAKE & POND MAINTENANCE**	**MISCELLANEOUS**	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance, as needed outside of monthly aquatic maintenance		5,000
66	**ENTRY & WALLS MAINTENANCE & POWERWASHING**	**MISCELLANEOUS**	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
67	**LANDSCAPE MAINTENANCE - CONTRACT**	**RED TREE**	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
68	**LANDSCAPE REPLACEMENT MULCH - CONTRACT**	**RED TREE**	
	The district adds 900 yards of cocoa shredded mulch at $65 per yard and 1,500 bales of straw at $9.00 Per bale.This is for 2x annually if neede d		72,000
69	**LANDSCAPE REPALCEMENT ANNUALS - CONTRACT**	**RED TREE**	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at $2.75 Per annual.		39,996
70	**LANDSCAPE REPLACEMENT PLANTS & SHRUBS**	**RED TREE**	
	Additional amounts appropriated for the replacement of plant assets.		90,760
71	**TREE TRIMMING & MAINTENANCE**	**RED TREE**	
	Annual tree trimming and maintenance.		22,500
72	**OTHER LANDSCAPE -FIRE ANT TREAT**	**RED TREE**	
	As needed for the treatment of fire ants.		5,000
73	**IRRIGATION REPAIRS & MAINTENANCE**	**RED TREE**	
	Estimated for parts & labor to repair the irrigation system.		15,000
74	**DECORATIVE LIGHT MAINTENANCE**	**TBD**	
	Holiday lighting for 12 entry monuments. Final payment for year 4 of 4 . Includes additional amont of $5,000 for wreaths etc.		7,735
75	**VOLUNTEER SUPPLIES**		
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		-

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
76	**PRESSURE WASHING**		
	Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
77	**FIELD CONTINGENCY**		
	For miscellaneous unbudgeted expenses.		31,674
78	**COMMUNITY MAINTENANCE Total**		**569,205**
79	ROAD & STREET FACILITIES		
80	**SIDEWALK REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any sidewalk related issues.		1,000
81	**ROADWAY REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any roadway issues.		2,500
82	**SIGNAGE REPAIR & REPLACEMENT**	**MISCELLANEOUS**	
	Repairs for any street signs.		20,000
83	**ROAD & STREET FACILITIES Total**		**23,500**
84	AMENITY MAINTENANCE		
85	**CLUBHOUSE MANAGEMENT**	**HAVEN**	
	Clubhouse manager, General Maintenance 25hrs/week , Facility attendant/janitorial weekends, 1% Management fee (incl Seasonal Attendant line 86)		145,535
86	**SEASONAL POOL ATTENDANTS**	**HAVEN**	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		10,094
87	**CELL PHONE FOR ATTENDANTS**		
	Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
88	**POOL MAINTENANCE - CONTRACT**	**COOPER POOLS**	
	Service to be performed 3x weekly for 2 pools, all chemicals are included.		40,000
89	**DOG WASTE STATION SUPPLIES**	**HAVEN**	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.		3,000
90	**AMENITY MAINTENANCE & REPAIR**	**MISCELLANEOUS**	
	As needed for the repair & maintenance.		21,000
91	**OFFICE SUPPLIES**	**MISCELLANEOUS**	
	Office supplies for the facility.		1,200
92	**FURNITURE REPAIR/REPLACEMENT**	**MISCELLANEOUS**	
	As needed for furniture repair & maintenance.		1,750
93	**POOL REPAIRS**	**TBD**	
	Additional service repairs for the pools.		7,500
94	**POOL PERMITS**	**STATE OF FLORIDA DEPARTMENT OF HEALTH**	
	Estimated.		1,000
95	**COMMUNICATIONS (TEL, FAX, INTERNET)**	**FRONTIER**	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,500
96	**FACILITY A/C & HEATING MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to HVAC system.		2,000
97	**COMPUTER SUPPORT MAINTENANCE & REPAIR**	**AS NEEDED**	
	As needed repairs for the repairs of the computer system.		1,000
98	**PARK & PLAYGROUND MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to the athletic park.		6,600
99	**PEST CONTROL**	**TURNER PEST CONTROL**	
	Pursuant to contract for pest control services.		3,600
100	**CLUBHOUSE JANITORIAL SUPPLIES**		
	Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
101	**AMENITY MAINTENANCE Total**		**252,879**
102	PROJECT BUDGET		
103	**CAPITAL OUTLAY**		
	Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		97,000
104	**PROJECT BUDGET Total**		**97,000**
	EXPENDITURES BEFORE OTHER FINANCING SOURCES & USES		**1,315,956**
106	OTHER SOURCES/USES		
107	OTHER FINANCING USES - TRANSFER TO RESERVES		
110	**TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE**		
	Allocation of funds from the general operating budget to the reserve fund to ensure long-term financial stability. These transfers support future capital repairs, replacements, and unforeseen expenses, preserving community assets without requiring special assessments.		360,000
113	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**		**360,000**
114	**OTHER SOURCES/USES Total**		**360,000**
	TOTAL EXPENDITURES AFTER OTHER FINANCING SOURCES & USES		**1,675,956**

STATEMENT 4
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

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

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

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

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

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

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

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

(1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

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

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

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

TOTAL DEBT SERVICE REVENUE

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

FY 2027 PER UNIT ANNUAL ASSESSMENTS

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

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

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

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

EXHIBIT 11

RETURN TO AGENDA

RESOLUTION 2026-12
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Long Lake Ranch Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Long Lake Ranch Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2026.

ATTEST:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET

STATEMENT 1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PRPOSED BUDGET GENERAL FUND (O&M)

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
1	REVENUE							
2	ASSESSMENTS LEVIED							
3	ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,217,790	1,202,714	1,152,047	1,233,438	30,724
4	ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	350,000	350,000	360,000	10,000
5	COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-	-
6	EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-
7	EXCESS FEES	-	7,081	8,738	-	-	-	-
8	FUND BALANCE FORWARD	-	-	-	76,518	-	76,518	-
9	**ASSESSMENTS LEVIED Total**	**1,172,505**	**1,223,274**	**1,526,528**	**1,629,231**	**1,502,047**	**1,669,956**	**40,724**
10	ADDITIONAL REVENUE							
11	TENNIS	1,320	1,200	1,200	6,000	1,500	6,000	-
12	ROOM RENTALS	1,445	540	653	-		-	-
13	INTEREST	-	-	34,007	-	44,821	-	-
14	ADVERTISEMENT RENTAL	9,600	-	-	-		-	-
15	MISC. REVENUE	997	6,796	5,799	-	14,661	-	-
16	**ADDITIONAL REVENUE Total**	**13,362**	**8,536**	**41,659**	**6,000**	**60,982**	**6,000**	**-**
17	**REVENUE Total**	**1,185,867**	**1,231,810**	**1,568,187**	**1,635,231**	**1,563,029**	**1,675,956**	**40,724**
18	EXPENDITURES							
19	ADMINISTRATIVE							
20	SUPERVISORS - REGULAR MEETINGS	11,547	8,000	9,600	13,000	4,861	13,000	-
21	SUPERVISORS - WORKSHOPS	1,200	-	-	1,000	-	1,000	-
22	PAYROLL TAXES (BOS)	581	505	933	1,071	306	1,071	-
23	PAYROLL SERVICES FEES	654	600	700	700	250	700	-
24	DISTRICT MANAGEMENT	19,954	20,000	10,000	15,000	5,605	15,000	-
25	ADMINISTRATIVE	11,000	10,788	7,544	5,000	1,452	5,000	-
26	ACCOUNTING	11,057	10,667	7,500	10,000	3,737	10,000	-
27	ASSESSMENT ROLL PREPERATION	5,000	5,000	3,750	5,000	1,869	5,000	-
28	DISSEMINATION AGENT	3,000	4,000	2,250	3,000	1,121	3,000	-
29	MEETING OVERAGES	-	-	-	-	-	-	-
30	DISTRICT COUNSEL	30,812	47,974	51,559	45,000	30,389	45,000	-
31	DISTRICT ENGINEER	4,535	3,520	1,900	10,000	-	10,000	-
32	ARBITRAGE REBATE CALCULATION	1,150	650	1,300	1,500	-	2,000	500
33	TRUSTEE FEES	14,906	8,719	11,811	13,768	7,900	15,000	1,232
34	BANK FEES	52	-	773	150	85	150	-
35	AUDITING	3,950	-	7,850	3,700	-	3,700	-
36	REGULATORY PERMITS AND FEES	175	175	175	175	175	175	-
37	PROPERTY TAXES	375	731	823	250	297	350	100
38	SALES TAX	889	-	-	-	-	-	-
39	LEGAL ADVERTISING	2,303	1,002	1,356	1,500	55	1,500	-
40	WEBSITE HOSTING	1,538	1,672	1,788	2,015	1,538	2,015	-
41	MISC. SERVICE	-	-	2,542	-	567	500	500
42	**ADMINISTRATIVE Total**	**124,678**	**124,003**	**124,154**	**131,829**	**60,207**	**134,161**	**2,332**

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
43	INSURANCE							
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
45	**INSURANCE Total**	**21,029**	**29,610**	**31,032**	**34,313**	**32,118**	**31,641**	**(2,672)**
46	UTILITIES							
47	UTILITIES - ELECTRICITY	59,622	50,748	52,679	61,200	14,650	61,200	-
48	UTILITIES - STREETLIGHTS	130,434	98,356	99,718	117,300	26,164	117,300	-
49	UTILITIES - WATER/SEWER	9,029	18,626	14,092	18,000	7,146	18,000	-
50	UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	1,530	221	1,530	-
51	UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	1,599	2,040	721	2,040	-
52	**UTILITIES Total**	**201,575**	**169,820**	**168,088**	**200,070**	**48,902**	**200,070**	**-**
53	SECURITY							
54	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	3,352	7,500	145	7,500	-
55	**SECURITY Total**	**1,906**	**3,026**	**3,352**	**7,500**	**145**	**7,500**	**-**
56	COMMUNITY MAINTENANCE							
57	FIELD SERVICES	5,051	5,034	3,750	5,000	2,084	5,000	-
58	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	4,428	5,000	2,432	6,000	1,000
59	AQUATIC MAINTENANCE	31,980	29,520	37,120	29,520	9,840	29,520	-
60	MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	-	3,100	-
61	AQUATIC PLANT REPLACEMENT	-	-	-	2,750	-	3,500	750
62	STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-
63	MIDGE FLY TREATMENTS	-	-	-	-	-	-	-
64	FISH STOCKING	3,506	-	-	12,000	-	12,000	-
65	LAKE & POND MAINTENANCE	1,500	-	-	5,000	-	5,000	-
66	ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	-	2,500	-	2,500	-
67	LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	167,493	180,920	84,512	180,920	-
68	LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	49,500	72,000	58,250	72,000	-
69	LANDSCAPE REPALCEMENT ANNUALS - CONTRACT	38,178	32,724	8,181	39,996	16,362	39,996	-
70	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	12,142	90,760	-	90,760	-
71	TREE TRIMMING & MAINTENANCE	675	40,500	63,550	45,000	12,125	22,500	(22,500)
72	OTHER LANDSCAPE -FIRE ANT TREAT	4,475	-	5,000	4,500	-	5,000	500
73	IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	6,781	15,000	6,264	15,000	-
74	DECORATIVE LIGHT MAINTENANCE	4,000	9,000	38,469	15,000	19,234	7,735	(7,265)
75	VOLUNTEER SUPPLIES	-	-	-	-	-	-	-
76	PRESSURE WASHING	30,450	30,510	32,250	37,000	-	37,000	-
77	FIELD CONTINGENCY	21,463	26,589	20,060	30,627	3,053	31,674	1,047
78	**COMMUNITY MAINTENANCE Total**	**431,254**	**419,696**	**448,724**	**595,673**	**214,156**	**569,205**	**(26,468)**
79	ROAD & STREET FACILITIES				**vvccc**			
80	SIDEWALK REPAIR & MAINTENANCE	-	294	-	1,000	-	1,000	-
81	ROADWAY REPAIR & MAINTENANCE	7,200	-	-	2,500	-	2,500	-
82	SIGNAGE REPAIR & REPLACEMENT	516	4,768	-	20,000	-	20,000	-
83	**ROAD & STREET FACILITIES Total**	**7,716**	**5,062**	**-**	**23,500**	**-**	**23,500**	**-**

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
84	AMENITY MAINTENANCE							
85	CLUBHOUSE MANAGEMENT	115,745	123,162	134,315	141,296	63,241	145,535	4,239
86	SEASONAL POOL ATTENDANTS	-	-	-	9,800	-	10,094	294
87	CELL PHONE FOR ATTENDANTS	-	-	-	100	-	100	-
88	POOL MAINTENANCE - CONTRACT	27,780	24,025	38,400	40,000	19,260	40,000	-
89	DOG WASTE STATION SUPPLIES	1,252	314	-	3,000	-	3,000	-
90	AMENITY MAINTENANCE & REPAIR	19,274	715	18,656	21,000	6,333	21,000	-
91	OFFICE SUPPLIES	265	1,920	98	1,200	-	1,200	-
92	FURNITURE REPAIR/REPLACEMENT	-	420	-	1,750	-	1,750	-
93	POOL REPAIRS	2,474	10,399	9,138	2,000	17,485	7,500	5,500
94	POOL PERMITS	561	560	611	1,000	-	1,000	-
95	COMMUNICATIONS (TEL, FAX, INTERNET)	3,973	4,111	5,239	5,000	1,674	5,500	500
96	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	390	2,000		2,000	-
97	COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	-	1,000	-	1,000	-
98	PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	809	6,600	-	6,600	-
99	PEST CONTROL	1,200	1,330	1,070	3,600	614	3,600	-
100	CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	2,266	3,000	-	3,000	-
101	**AMENITY MAINTENANCE Total**	**176,654**	**178,231**	**210,992**	**242,346**	**108,607**	**252,879**	**10,533**
102	PROJECT BUDGET							
103	CAPITAL OUTLAY	149,034	3,015	-	50,000	-	97,000	47,000
104	**PROJECT BUDGET Total**	**149,034**	**3,015**	**-**	**50,000**	**-**	**97,000**	**47,000**
105	**EXPENDITURES Total**	**1,113,846**	**932,463**	**986,342**	**1,285,231**	**464,135**	**1,315,956**	**30,725**
106	OTHER SOURCES/USES							
107	OTHER FINANCING USES - TRANSFER TO RESERVES							
108	TRANSFER IN	-	-	-	-	-	-	-
109	TRANSFER TO DEBT SERVICE	-	-	-	-	-	-	-
110	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	350,000	-	360,000	10,000
111	TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-	-
112	COUNTY COLLECTION COSTS	-	-	-	-	-	-	-
113	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**	**198,094**	**-**	**300,000**	**350,000**	**-**	**360,000**	**10,000**
114	**OTHER SOURCES/USES Total**	**198,094**	**-**	**300,000**	**350,000**	**-**	**360,000**	**10,000**
115	**EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES**	**79,027**	**299,347**	**281,845**	**(0)**	**1,098,894**	**(0)**	**(0)**
116	FUND BALANCE							
117	FUND BALANCE - BEGINNING (Audited for FY 24 YE)	126,616	449,370	740,347	1,022,192		1,022,192	
118	FUND BALANCEAUDIT ADJUSTMENT	243,725	(8,370)	-	-		-	
119	NET CHANGE IN FUND BALANCE	79,027	299,347	281,845	-		-	
120	**FUND BALANCE Total**	**449,370**	**740,347**	**1,022,192**	**1,022,192**		**1,022,192**	**-**
121	ANALYSIS OF FUND BALANCE							
122	NON SPENADBALE	68,743	73,519	65,857	65,857		68,743	
123	ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242		210,242	
124	UNASSIGNED	186,298	363,799	458,837	382,320		379,434	
125	USE OF FUND BALANCE FORWARD	-		-	76,518		76,518	
126	ASSIGNED PROJECTS	-	-	287,256	287,256		287,256	
127	ASSIGNED - ASSET RESERVES	-	-	-	-		-	
128	**ANALYSIS OF FUND BALANCE Total**	**449,370**	**740,347**	**1,022,192**	**1,022,192**		**1,022,192**	**-**

STATEMENT 2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

		FY 2024 ACTUAL	FY 2025 BUDGET	FY 2026	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1	**REVENUES**					
2	**ALL REVENUES**					
3	ASSESSMENTS LEVIED (NET ON-ROLL):	301,009	-	-	-	-
4	EXCESS FEES	-	-	-	-	-
5	INTEREST & MISCELLANEOUS	97,674	-	-	-	-
6	**ALL REVENUES Total**	**398,683**	**-**	**-**	**-**	**-**
7	**EXPENDITURES**					
8	**CLUBHOUSE**					
9	**CLUBHOUSE Total**	**-**	**-**	**-**	**-**	**-**
10	**ENTRY AREAS**					
11	**ENTRY AREAS Total**	**-**	**-**	**-**	**-**	**-**
12	**GROUNDS**					
13	FENCING AND CAMERAS	-	-	-		-
14	FLOORING	-	-	-		-
15	**GROUNDS Total**	**-**	**-**	**-**		**-**
16	**MAIL AREAS**					
17	**MAIL AREAS Total**	**-**	**-**	**-**		**-**
18	**MAIN POOL AREA**					
19	MAIN POOL	68,390	-	100,000		100,000
20	**MAIN POOL AREA Total**	**68,390**	**-**	**100,000**		**100,000**
21	**RECREATION**					
22	**RECREATION Total**	**-**	**-**	**-**		**-**
23	**STREETS AND PARKING AREAS**					
24	**STREETS AND PARKING AREAS Total**	**-**	**-**	**-**		**-**
25	**WALLS AND FENCING**					
26	**WALLS AND FENCING Total**	**-**	**-**	**-**		**-**
27	**EXPENDITURES Total**	**68,390**	**-**	**100,000**		**100,000**
28	**OTHER SOURCES/(USES)**					
29	**OTHER FINANCING SOURCES & USES**					
30	TRANSFER IN (OUT) FROM GENERAL FUND	(331,026)	300,000	350,000	350,000	50,000
31	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-		-
32	INCREASE IN RESERVE FUND BALANCE	-	-	-		-
33	**OTHER FINANCING SOURCES & USES Total**	**(331,026)**	**300,000**	**350,000**	**350,000**	**50,000**
34	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**(733)**	**300,000**	**250,000**	**350,000**	**(50,000)**
35						
36	**FUND BALANCE**					
37	FUND BALANCE - BEGINNING - AUDITED FOR FY 23	1,283,785	1,283,052	1,583,052	1,833,052	
38	NET CHANGE IN FUND BALANCE	(733)	300,000	250,000	350,000	
39	**FUND BALANCE Total**	**1,283,052**	**1,583,052**	**1,833,052**	**2,183,052**	

STATEMENT 3
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	**SUPERVISORS - REGULAR MEETINGS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings).		13,000
21	**SUPERVISORS - WORKSHOPS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	**PAYROLL TAXES (BOS)**	**FICA & FUTA**	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	**PAYROLL SERVICES FEES**	**ENGAGE**	
	Approximates $50 per pay period & ye processing of $50.		700
24	**DISTRICT MANAGEMENT**	**HAVEN**	
	Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.		15,000
25	**ADMINISTRATIVE**	**HAVEN**	
	Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.		5,000
26	**ACCOUNTING**	**HAVEN**	
	Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.		10,000
27	**ASSESSMENT ROLL PREPERATION**	**HAVEN**	
	Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.		5,000
28	**DISSEMINATION AGENT**	**HAVEN**	
	The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.		3,000
29	**MEETING OVERAGES**	**HAVEN**	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	**DISTRICT COUNSEL**	**KUTAK ROCK**	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.		45,000
31	**DISTRICT ENGINEER**	**STANTEC**	
	Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.		10,000
32	**ARBITRAGE REBATE CALCULATION**	**LLS TAX SOLUTIONS**	
	The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.		2,000
33	**TRUSTEE FEES**	**US BANK TRUST, N.A.**	
	Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is $4.756.13: Series 2015A - $4.256.13and Series 2016 is $4.756.13.		15,000
34	**BANK FEES**	**SOUTHSTATE**	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	**AUDITING**	**BERGER TOOMBS**	
	State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.		3,700
36	**REGULATORY PERMITS AND FEES**	**FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES**	
	Statutorily fixed.		175
37	**PROPERTY TAXES**	**PASCO COUNTY**	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		350
39	**LEGAL ADVERTISING**	**VARIOUS PUBLICATIONS**	
	The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.		1,500
40	**WEBSITE HOSTING**	**SCHOOLSTATUS**	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
	MISC. SERVICE		
	Miscellaneous expenditures related to administrative costs		500
42	**ADMINISTRATIVE Total**		**134,161**

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
43	**INSURANCE**		
44	**PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE**	**EGIS**	
	The district will incur expenditures for public officials and general liability insurance.		31,641
45	**INSURANCE Total**		**31,641**
46	**UTILITIES**		
47	**UTILITIES - ELECTRICITY**	**DUKE ENERGY**	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure. Multi year increae from Duke approved in FY 24 of approximately 2% thru FY 27		61,200
48	**UTILITIES - STREETLIGHTS**	**DUKE ENERGY**	
	Duke energy bills. Multi year increase from Duke established in FY 24 thru FY27		117,300
49	**UTILITIES - WATER/SEWER**	**PASCO COUNTY UTILITIES**	
	Water and sewer services for the Community center and 18981 Long Lake Ranch Blvd. (Estimates for utilities are up 2% over prior year).		18,000
50	**UTILITIES - SOLID WASTE ASSESSMENT**	**PASCO COUNTY TAX COLLECTOR**	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
51	**UTILITIES - SOLID WASTE REMOVAL**	**COASTAL WASTE**	
	Solid waste disposal services.		2,040
52	**UTILITIES Total**		**200,070**
53	**SECURITY**		
	SECURITY MONITORING SERVICES		
	Removed.		-
	SECURITY MONITORING REPAIRS & MAINTENANCE		
	Various repairs & maintenance to the existing hardware infrastructure.	**AS NEEDED**	7,500
55	**SECURITY Total**		**7,500**
56	**COMMUNITY MAINTENANCE**		
57	**FIELD SERVICES**	**HAVEN**	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance.		5,000
58	**FOUNTAIN SERVICE REPAIRS & MAINTENANCE**	**BLUE WATER**	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - $750 qterly. Added additional for parts for repair if needed.		6,000
59	**AQUATIC MAINTENANCE**	**GHS ENVIRONMENTAL**	
	Aquatic weed control in the 26 ponds/floodplain areas. Confirmed with vendor no increase for FY 27		29,520
60	**MITIGATION AREA MONITORING & MAINTENANCE**		
	Mitigation maintenance & compliance monitoring.		3,100
	AQUATIC PLANT REPLACEMENT & FISH STOCKING	**GHS ENVIRONMENTAL**	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization		3,500
62	**STORMWATER SYSTEM MAINTENANCE**	**MISCELLANEOUS**	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
63	**MIDGE FLY TREATMENTS**	**GHS ENVIRONMENTAL**	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
64	**FISH STOCKING**	**GHS ENVIRONMENTAL**	
	Mosquito fish stocking.		12,000
65	**LAKE & POND MAINTENANCE**	**MISCELLANEOUS**	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance, as needed outside of monthly aquatic maintenance		5,000
66	**ENTRY & WALLS MAINTENANCE & POWERWASHING**	**MISCELLANEOUS**	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
67	**LANDSCAPE MAINTENANCE - CONTRACT**	**RED TREE**	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
68	**LANDSCAPE REPLACEMENT MULCH - CONTRACT**	**RED TREE**	
	The district adds 900 yards of cocoa shredded mulch at $65 per yard and 1,500 bales of straw at $9.00 Per bale.This is for 2x annually if neede d		72,000
69	**LANDSCAPE REPALCEMENT ANNUALS - CONTRACT**	**RED TREE**	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at $2.75 Per annual.		39,996
70	**LANDSCAPE REPLACEMENT PLANTS & SHRUBS**	**RED TREE**	
	Additional amounts appropriated for the replacement of plant assets.		90,760
71	**TREE TRIMMING & MAINTENANCE**	**RED TREE**	
	Annual tree trimming and maintenance.		22,500
72	**OTHER LANDSCAPE -FIRE ANT TREAT**	**RED TREE**	
	As needed for the treatment of fire ants.		5,000
73	**IRRIGATION REPAIRS & MAINTENANCE**	**RED TREE**	
	Estimated for parts & labor to repair the irrigation system.		15,000
74	**DECORATIVE LIGHT MAINTENANCE**	**TBD**	
	Holiday lighting for 12 entry monuments. Final payment for year 4 of 4 . Includes additional amont of $5,000 for wreaths etc.		7,735
75	**VOLUNTEER SUPPLIES**		
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		-

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
76	**PRESSURE WASHING**		
	Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
77	**FIELD CONTINGENCY**		
	For miscellaneous unbudgeted expenses.		31,674
78	**COMMUNITY MAINTENANCE Total**		**569,205**
79	ROAD & STREET FACILITIES		
80	**SIDEWALK REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any sidewalk related issues.		1,000
81	**ROADWAY REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any roadway issues.		2,500
82	**SIGNAGE REPAIR & REPLACEMENT**	**MISCELLANEOUS**	
	Repairs for any street signs.		20,000
83	**ROAD & STREET FACILITIES Total**		**23,500**
84	AMENITY MAINTENANCE		
85	**CLUBHOUSE MANAGEMENT**	**HAVEN**	
	Clubhouse manager, General Maintenance 25hrs/week , Facility attendant/janitorial weekends, 1% Management fee (incl Seasonal Attendant line 86)		145,535
86	**SEASONAL POOL ATTENDANTS**	**HAVEN**	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		10,094
87	**CELL PHONE FOR ATTENDANTS**		
	Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
88	**POOL MAINTENANCE - CONTRACT**	**COOPER POOLS**	
	Service to be performed 3x weekly for 2 pools, all chemicals are included.		40,000
89	**DOG WASTE STATION SUPPLIES**	**HAVEN**	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.		3,000
90	**AMENITY MAINTENANCE & REPAIR**	**MISCELLANEOUS**	
	As needed for the repair & maintenance.		21,000
91	**OFFICE SUPPLIES**	**MISCELLANEOUS**	
	Office supplies for the facility.		1,200
92	**FURNITURE REPAIR/REPLACEMENT**	**MISCELLANEOUS**	
	As needed for furniture repair & maintenance.		1,750
93	**POOL REPAIRS**	**TBD**	
	Additional service repairs for the pools.		7,500
94	**POOL PERMITS**	**STATE OF FLORIDA DEPARTMENT OF HEALTH**	
	Estimated.		1,000
95	**COMMUNICATIONS (TEL, FAX, INTERNET)**	**FRONTIER**	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,500
96	**FACILITY A/C & HEATING MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to HVAC system.		2,000
97	**COMPUTER SUPPORT MAINTENANCE & REPAIR**	**AS NEEDED**	
	As needed repairs for the repairs of the computer system.		1,000
98	**PARK & PLAYGROUND MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to the athletic park.		6,600
99	**PEST CONTROL**	**TURNER PEST CONTROL**	
	Pursuant to contract for pest control services.		3,600
100	**CLUBHOUSE JANITORIAL SUPPLIES**		
	Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
101	**AMENITY MAINTENANCE Total**		**252,879**
102	PROJECT BUDGET		
103	**CAPITAL OUTLAY**		
	Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		97,000
104	**PROJECT BUDGET Total**		**97,000**
	EXPENDITURES BEFORE OTHER FINANCING SOURCES & USES		**1,315,956**
106	OTHER SOURCES/USES		
107	OTHER FINANCING USES - TRANSFER TO RESERVES		
110	**TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE**		
	Allocation of funds from the general operating budget to the reserve fund to ensure long-term financial stability. These transfers support future capital repairs, replacements, and unforeseen expenses, preserving community assets without requiring special assessments.		360,000
113	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**		**360,000**
114	**OTHER SOURCES/USES Total**		**360,000**
	TOTAL EXPENDITURES AFTER OTHER FINANCING SOURCES & USES		**1,675,956**

STATEMENT 4
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

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

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

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

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

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

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

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

(1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

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

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

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

TOTAL DEBT SERVICE REVENUE

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

FY 2027 PER UNIT ANNUAL ASSESSMENTS

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

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

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

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

EXHIBIT 12

RETURN TO AGENDA

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

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

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

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

(1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

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

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

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

TOTAL DEBT SERVICE REVENUE

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

FY 2027 PER UNIT ANNUAL ASSESSMENTS

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

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

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

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

EXHIBIT 13

RETURN TO AGENDA

RESOLUTION 2026-13
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2026.

ATTEST:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET

STATEMENT 1
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PRPOSED BUDGET GENERAL FUND (O&M)

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
1	REVENUE							
2	ASSESSMENTS LEVIED							
3	ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,217,790	1,202,714	1,152,047	1,233,438	30,724
4	ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	350,000	350,000	360,000	10,000
5	COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-	-
6	EARLY PAYMENT DISCOUNT	-	-	-	-	-	-	-
7	EXCESS FEES	-	7,081	8,738	-	-	-	-
8	FUND BALANCE FORWARD	-	-	-	76,518	-	76,518	-
9	**ASSESSMENTS LEVIED Total**	**1,172,505**	**1,223,274**	**1,526,528**	**1,629,231**	**1,502,047**	**1,669,956**	**40,724**
10	ADDITIONAL REVENUE							
11	TENNIS	1,320	1,200	1,200	6,000	1,500	6,000	-
12	ROOM RENTALS	1,445	540	653	-		-	-
13	INTEREST	-	-	34,007	-	44,821	-	-
14	ADVERTISEMENT RENTAL	9,600	-	-	-		-	-
15	MISC. REVENUE	997	6,796	5,799	-	14,661	-	-
16	**ADDITIONAL REVENUE Total**	**13,362**	**8,536**	**41,659**	**6,000**	**60,982**	**6,000**	**-**
17	**REVENUE Total**	**1,185,867**	**1,231,810**	**1,568,187**	**1,635,231**	**1,563,029**	**1,675,956**	**40,724**
18	EXPENDITURES							
19	ADMINISTRATIVE							
20	SUPERVISORS - REGULAR MEETINGS	11,547	8,000	9,600	13,000	4,861	13,000	-
21	SUPERVISORS - WORKSHOPS	1,200	-	-	1,000	-	1,000	-
22	PAYROLL TAXES (BOS)	581	505	933	1,071	306	1,071	-
23	PAYROLL SERVICES FEES	654	600	700	700	250	700	-
24	DISTRICT MANAGEMENT	19,954	20,000	10,000	15,000	5,605	15,000	-
25	ADMINISTRATIVE	11,000	10,788	7,544	5,000	1,452	5,000	-
26	ACCOUNTING	11,057	10,667	7,500	10,000	3,737	10,000	-
27	ASSESSMENT ROLL PREPERATION	5,000	5,000	3,750	5,000	1,869	5,000	-
28	DISSEMINATION AGENT	3,000	4,000	2,250	3,000	1,121	3,000	-
29	MEETING OVERAGES	-	-	-	-	-	-	-
30	DISTRICT COUNSEL	30,812	47,974	51,559	45,000	30,389	45,000	-
31	DISTRICT ENGINEER	4,535	3,520	1,900	10,000	-	10,000	-
32	ARBITRAGE REBATE CALCULATION	1,150	650	1,300	1,500	-	2,000	500
33	TRUSTEE FEES	14,906	8,719	11,811	13,768	7,900	15,000	1,232
34	BANK FEES	52	-	773	150	85	150	-
35	AUDITING	3,950	-	7,850	3,700	-	3,700	-
36	REGULATORY PERMITS AND FEES	175	175	175	175	175	175	-
37	PROPERTY TAXES	375	731	823	250	297	350	100
38	SALES TAX	889	-	-	-	-	-	-
39	LEGAL ADVERTISING	2,303	1,002	1,356	1,500	55	1,500	-
40	WEBSITE HOSTING	1,538	1,672	1,788	2,015	1,538	2,015	-
41	MISC. SERVICE	-	-	2,542	-	567	500	500
42	**ADMINISTRATIVE Total**	**124,678**	**124,003**	**124,154**	**131,829**	**60,207**	**134,161**	**2,332**

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
43	INSURANCE							
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	31,032	34,313	32,118	31,641	(2,672)
45	**INSURANCE Total**	**21,029**	**29,610**	**31,032**	**34,313**	**32,118**	**31,641**	**(2,672)**
46	UTILITIES							
47	UTILITIES - ELECTRICITY	59,622	50,748	52,679	61,200	14,650	61,200	-
48	UTILITIES - STREETLIGHTS	130,434	98,356	99,718	117,300	26,164	117,300	-
49	UTILITIES - WATER/SEWER	9,029	18,626	14,092	18,000	7,146	18,000	-
50	UTILITIES - SOLID WASTE ASSESSMENT	-	815	-	1,530	221	1,530	-
51	UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	1,599	2,040	721	2,040	-
52	**UTILITIES Total**	**201,575**	**169,820**	**168,088**	**200,070**	**48,902**	**200,070**	**-**
53	SECURITY							
54	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	3,352	7,500	145	7,500	-
55	**SECURITY Total**	**1,906**	**3,026**	**3,352**	**7,500**	**145**	**7,500**	**-**
56	COMMUNITY MAINTENANCE							
57	FIELD SERVICES	5,051	5,034	3,750	5,000	2,084	5,000	-
58	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	4,428	5,000	2,432	6,000	1,000
59	AQUATIC MAINTENANCE	31,980	29,520	37,120	29,520	9,840	29,520	-
60	MITIGATION AREA MONITORING & MAINTENANCE	-	-	-	3,100	-	3,100	-
61	AQUATIC PLANT REPLACEMENT	-	-	-	2,750	-	3,500	750
62	STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-	-
63	MIDGE FLY TREATMENTS	-	-	-	-	-	-	-
64	FISH STOCKING	3,506	-	-	12,000	-	12,000	-
65	LAKE & POND MAINTENANCE	1,500	-	-	5,000	-	5,000	-
66	ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	-	2,500	-	2,500	-
67	LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	167,493	180,920	84,512	180,920	-
68	LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	49,500	72,000	58,250	72,000	-
69	LANDSCAPE REPALCEMENT ANNUALS - CONTRACT	38,178	32,724	8,181	39,996	16,362	39,996	-
70	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	12,142	90,760	-	90,760	-
71	TREE TRIMMING & MAINTENANCE	675	40,500	63,550	45,000	12,125	22,500	(22,500)
72	OTHER LANDSCAPE -FIRE ANT TREAT	4,475	-	5,000	4,500	-	5,000	500
73	IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	6,781	15,000	6,264	15,000	-
74	DECORATIVE LIGHT MAINTENANCE	4,000	9,000	38,469	15,000	19,234	7,735	(7,265)
75	VOLUNTEER SUPPLIES	-	-	-	-	-	-	-
76	PRESSURE WASHING	30,450	30,510	32,250	37,000	-	37,000	-
77	FIELD CONTINGENCY	21,463	26,589	20,060	30,627	3,053	31,674	1,047
78	**COMMUNITY MAINTENANCE Total**	**431,254**	**419,696**	**448,724**	**595,673**	**214,156**	**569,205**	**(26,468)**
79	ROAD & STREET FACILITIES				**vvccc**			
80	SIDEWALK REPAIR & MAINTENANCE	-	294	-	1,000	-	1,000	-
81	ROADWAY REPAIR & MAINTENANCE	7,200	-	-	2,500	-	2,500	-
82	SIGNAGE REPAIR & REPLACEMENT	516	4,768	-	20,000	-	20,000	-
83	**ROAD & STREET FACILITIES Total**	**7,716**	**5,062**	**-**	**23,500**	**-**	**23,500**	**-**

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUAL 03.31.2026	FY 2027 PROPOSED	2027 v 2026 VARIANCE
84	AMENITY MAINTENANCE							
85	CLUBHOUSE MANAGEMENT	115,745	123,162	134,315	141,296	63,241	145,535	4,239
86	SEASONAL POOL ATTENDANTS	-	-	-	9,800	-	10,094	294
87	CELL PHONE FOR ATTENDANTS	-	-	-	100	-	100	-
88	POOL MAINTENANCE - CONTRACT	27,780	24,025	38,400	40,000	19,260	40,000	-
89	DOG WASTE STATION SUPPLIES	1,252	314	-	3,000	-	3,000	-
90	AMENITY MAINTENANCE & REPAIR	19,274	715	18,656	21,000	6,333	21,000	-
91	OFFICE SUPPLIES	265	1,920	98	1,200	-	1,200	-
92	FURNITURE REPAIR/REPLACEMENT	-	420	-	1,750	-	1,750	-
93	POOL REPAIRS	2,474	10,399	9,138	2,000	17,485	7,500	5,500
94	POOL PERMITS	561	560	611	1,000	-	1,000	-
95	COMMUNICATIONS (TEL, FAX, INTERNET)	3,973	4,111	5,239	5,000	1,674	5,500	500
96	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	390	2,000		2,000	-
97	COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	-	1,000	-	1,000	-
98	PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	809	6,600	-	6,600	-
99	PEST CONTROL	1,200	1,330	1,070	3,600	614	3,600	-
100	CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	2,266	3,000	-	3,000	-
101	**AMENITY MAINTENANCE Total**	**176,654**	**178,231**	**210,992**	**242,346**	**108,607**	**252,879**	**10,533**
102	PROJECT BUDGET							
103	CAPITAL OUTLAY	149,034	3,015	-	50,000	-	97,000	47,000
104	**PROJECT BUDGET Total**	**149,034**	**3,015**	**-**	**50,000**	**-**	**97,000**	**47,000**
105	**EXPENDITURES Total**	**1,113,846**	**932,463**	**986,342**	**1,285,231**	**464,135**	**1,315,956**	**30,725**
106	OTHER SOURCES/USES							
107	OTHER FINANCING USES - TRANSFER TO RESERVES							
108	TRANSFER IN	-	-	-	-	-	-	-
109	TRANSFER TO DEBT SERVICE	-	-	-	-	-	-	-
110	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	350,000	-	360,000	10,000
111	TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-	-
112	COUNTY COLLECTION COSTS	-	-	-	-	-	-	-
113	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**	**198,094**	**-**	**300,000**	**350,000**	**-**	**360,000**	**10,000**
114	**OTHER SOURCES/USES Total**	**198,094**	**-**	**300,000**	**350,000**	**-**	**360,000**	**10,000**
115	**EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES**	**79,027**	**299,347**	**281,845**	**(0)**	**1,098,894**	**(0)**	**(0)**
116	FUND BALANCE							
117	FUND BALANCE - BEGINNING (Audited for FY 24 YE)	126,616	449,370	740,347	1,022,192		1,022,192	
118	FUND BALANCEAUDIT ADJUSTMENT	243,725	(8,370)	-	-		-	
119	NET CHANGE IN FUND BALANCE	79,027	299,347	281,845	-		-	
120	**FUND BALANCE Total**	**449,370**	**740,347**	**1,022,192**	**1,022,192**		**1,022,192**	**-**
121	ANALYSIS OF FUND BALANCE							
122	NON SPENADBALE	68,743	73,519	65,857	65,857		68,743	
123	ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242		210,242	
124	UNASSIGNED	186,298	363,799	458,837	382,320		379,434	
125	USE OF FUND BALANCE FORWARD	-		-	76,518		76,518	
126	ASSIGNED PROJECTS	-	-	287,256	287,256		287,256	
127	ASSIGNED - ASSET RESERVES	-	-	-	-		-	
128	**ANALYSIS OF FUND BALANCE Total**	**449,370**	**740,347**	**1,022,192**	**1,022,192**		**1,022,192**	**-**

STATEMENT 2
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES ALLOCATION

		FY 2024 ACTUAL	FY 2025 BUDGET	FY 2026	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1	**REVENUES**					
2	**ALL REVENUES**					
3	ASSESSMENTS LEVIED (NET ON-ROLL):	301,009	-	-	-	-
4	EXCESS FEES	-	-	-	-	-
5	INTEREST & MISCELLANEOUS	97,674	-	-	-	-
6	**ALL REVENUES Total**	**398,683**	**-**	**-**	**-**	**-**
7	**EXPENDITURES**					
8	**CLUBHOUSE**					
9	**CLUBHOUSE Total**	**-**	**-**	**-**	**-**	**-**
10	**ENTRY AREAS**					
11	**ENTRY AREAS Total**	**-**	**-**	**-**	**-**	**-**
12	**GROUNDS**					
13	FENCING AND CAMERAS	-	-	-		-
14	FLOORING	-	-	-		-
15	**GROUNDS Total**	**-**	**-**	**-**		**-**
16	**MAIL AREAS**					
17	**MAIL AREAS Total**	**-**	**-**	**-**		**-**
18	**MAIN POOL AREA**					
19	MAIN POOL	68,390	-	100,000		100,000
20	**MAIN POOL AREA Total**	**68,390**	**-**	**100,000**		**100,000**
21	**RECREATION**					
22	**RECREATION Total**	**-**	**-**	**-**		**-**
23	**STREETS AND PARKING AREAS**					
24	**STREETS AND PARKING AREAS Total**	**-**	**-**	**-**		**-**
25	**WALLS AND FENCING**					
26	**WALLS AND FENCING Total**	**-**	**-**	**-**		**-**
27	**EXPENDITURES Total**	**68,390**	**-**	**100,000**		**100,000**
28	**OTHER SOURCES/(USES)**					
29	**OTHER FINANCING SOURCES & USES**					
30	TRANSFER IN (OUT) FROM GENERAL FUND	(331,026)	300,000	350,000	350,000	50,000
31	CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-		-
32	INCREASE IN RESERVE FUND BALANCE	-	-	-		-
33	**OTHER FINANCING SOURCES & USES Total**	**(331,026)**	**300,000**	**350,000**	**350,000**	**50,000**
34	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**(733)**	**300,000**	**250,000**	**350,000**	**(50,000)**
35						
36	**FUND BALANCE**					
37	FUND BALANCE - BEGINNING - AUDITED FOR FY 23	1,283,785	1,283,052	1,583,052	1,833,052	
38	NET CHANGE IN FUND BALANCE	(733)	300,000	250,000	350,000	
39	**FUND BALANCE Total**	**1,283,052**	**1,583,052**	**1,833,052**	**2,183,052**	

STATEMENT 3
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	**SUPERVISORS - REGULAR MEETINGS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings).		13,000
21	**SUPERVISORS - WORKSHOPS**	**BOARD OF SUPERVISORS (BOS)**	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	**PAYROLL TAXES (BOS)**	**FICA & FUTA**	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	**PAYROLL SERVICES FEES**	**ENGAGE**	
	Approximates $50 per pay period & ye processing of $50.		700
24	**DISTRICT MANAGEMENT**	**HAVEN**	
	Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.		15,000
25	**ADMINISTRATIVE**	**HAVEN**	
	Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.		5,000
26	**ACCOUNTING**	**HAVEN**	
	Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.		10,000
27	**ASSESSMENT ROLL PREPERATION**	**HAVEN**	
	Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.		5,000
28	**DISSEMINATION AGENT**	**HAVEN**	
	The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.		3,000
29	**MEETING OVERAGES**	**HAVEN**	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	**DISTRICT COUNSEL**	**KUTAK ROCK**	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.		45,000
31	**DISTRICT ENGINEER**	**STANTEC**	
	Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.		10,000
32	**ARBITRAGE REBATE CALCULATION**	**LLS TAX SOLUTIONS**	
	The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.		2,000
33	**TRUSTEE FEES**	**US BANK TRUST, N.A.**	
	Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is $4.756.13: Series 2015A - $4.256.13and Series 2016 is $4.756.13.		15,000
34	**BANK FEES**	**SOUTHSTATE**	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	**AUDITING**	**BERGER TOOMBS**	
	State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.		3,700
36	**REGULATORY PERMITS AND FEES**	**FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES**	
	Statutorily fixed.		175
37	**PROPERTY TAXES**	**PASCO COUNTY**	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		350
39	**LEGAL ADVERTISING**	**VARIOUS PUBLICATIONS**	
	The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.		1,500
40	**WEBSITE HOSTING**	**SCHOOLSTATUS**	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
	MISC. SERVICE		
	Miscellaneous expenditures related to administrative costs		500
42	**ADMINISTRATIVE Total**		**134,161**

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
43	**INSURANCE**		
44	**PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE**	**EGIS**	
	The district will incur expenditures for public officials and general liability insurance.		31,641
45	**INSURANCE Total**		**31,641**
46	**UTILITIES**		
47	**UTILITIES - ELECTRICITY**	**DUKE ENERGY**	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure. Multi year increae from Duke approved in FY 24 of approximately 2% thru FY 27		61,200
48	**UTILITIES - STREETLIGHTS**	**DUKE ENERGY**	
	Duke energy bills. Multi year increase from Duke established in FY 24 thru FY27		117,300
49	**UTILITIES - WATER/SEWER**	**PASCO COUNTY UTILITIES**	
	Water and sewer services for the Community center and 18981 Long Lake Ranch Blvd. (Estimates for utilities are up 2% over prior year).		18,000
50	**UTILITIES - SOLID WASTE ASSESSMENT**	**PASCO COUNTY TAX COLLECTOR**	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
51	**UTILITIES - SOLID WASTE REMOVAL**	**COASTAL WASTE**	
	Solid waste disposal services.		2,040
52	**UTILITIES Total**		**200,070**
53	**SECURITY**		
	SECURITY MONITORING SERVICES		
	Removed.		-
	SECURITY MONITORING REPAIRS & MAINTENANCE		
	Various repairs & maintenance to the existing hardware infrastructure.	**AS NEEDED**	7,500
55	**SECURITY Total**		**7,500**
56	**COMMUNITY MAINTENANCE**		
57	**FIELD SERVICES**	**HAVEN**	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance.		5,000
58	**FOUNTAIN SERVICE REPAIRS & MAINTENANCE**	**BLUE WATER**	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - $750 qterly. Added additional for parts for repair if needed.		6,000
59	**AQUATIC MAINTENANCE**	**GHS ENVIRONMENTAL**	
	Aquatic weed control in the 26 ponds/floodplain areas. Confirmed with vendor no increase for FY 27		29,520
60	**MITIGATION AREA MONITORING & MAINTENANCE**		
	Mitigation maintenance & compliance monitoring.		3,100
	AQUATIC PLANT REPLACEMENT & FISH STOCKING	**GHS ENVIRONMENTAL**	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization		3,500
62	**STORMWATER SYSTEM MAINTENANCE**	**MISCELLANEOUS**	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
63	**MIDGE FLY TREATMENTS**	**GHS ENVIRONMENTAL**	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
64	**FISH STOCKING**	**GHS ENVIRONMENTAL**	
	Mosquito fish stocking.		12,000
65	**LAKE & POND MAINTENANCE**	**MISCELLANEOUS**	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance, as needed outside of monthly aquatic maintenance		5,000
66	**ENTRY & WALLS MAINTENANCE & POWERWASHING**	**MISCELLANEOUS**	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
67	**LANDSCAPE MAINTENANCE - CONTRACT**	**RED TREE**	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
68	**LANDSCAPE REPLACEMENT MULCH - CONTRACT**	**RED TREE**	
	The district adds 900 yards of cocoa shredded mulch at $65 per yard and 1,500 bales of straw at $9.00 Per bale.This is for 2x annually if neede d		72,000
69	**LANDSCAPE REPALCEMENT ANNUALS - CONTRACT**	**RED TREE**	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at $2.75 Per annual.		39,996
70	**LANDSCAPE REPLACEMENT PLANTS & SHRUBS**	**RED TREE**	
	Additional amounts appropriated for the replacement of plant assets.		90,760
71	**TREE TRIMMING & MAINTENANCE**	**RED TREE**	
	Annual tree trimming and maintenance.		22,500
72	**OTHER LANDSCAPE -FIRE ANT TREAT**	**RED TREE**	
	As needed for the treatment of fire ants.		5,000
73	**IRRIGATION REPAIRS & MAINTENANCE**	**RED TREE**	
	Estimated for parts & labor to repair the irrigation system.		15,000
74	**DECORATIVE LIGHT MAINTENANCE**	**TBD**	
	Holiday lighting for 12 entry monuments. Final payment for year 4 of 4 . Includes additional amont of $5,000 for wreaths etc.		7,735
75	**VOLUNTEER SUPPLIES**		
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		-

	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
76	**PRESSURE WASHING**		
	Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
77	**FIELD CONTINGENCY**		
	For miscellaneous unbudgeted expenses.		31,674
78	**COMMUNITY MAINTENANCE Total**		**569,205**
79	ROAD & STREET FACILITIES		
80	**SIDEWALK REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any sidewalk related issues.		1,000
81	**ROADWAY REPAIR & MAINTENANCE**	**MISCELLANEOUS**	
	Repairs for any roadway issues.		2,500
82	**SIGNAGE REPAIR & REPLACEMENT**	**MISCELLANEOUS**	
	Repairs for any street signs.		20,000
83	**ROAD & STREET FACILITIES Total**		**23,500**
84	AMENITY MAINTENANCE		
85	**CLUBHOUSE MANAGEMENT**	**HAVEN**	
	Clubhouse manager, General Maintenance 25hrs/week , Facility attendant/janitorial weekends, 1% Management fee (incl Seasonal Attendant line 86)		145,535
86	**SEASONAL POOL ATTENDANTS**	**HAVEN**	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		10,094
87	**CELL PHONE FOR ATTENDANTS**		
	Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
88	**POOL MAINTENANCE - CONTRACT**	**COOPER POOLS**	
	Service to be performed 3x weekly for 2 pools, all chemicals are included.		40,000
89	**DOG WASTE STATION SUPPLIES**	**HAVEN**	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included. Replace trash can liners.		3,000
90	**AMENITY MAINTENANCE & REPAIR**	**MISCELLANEOUS**	
	As needed for the repair & maintenance.		21,000
91	**OFFICE SUPPLIES**	**MISCELLANEOUS**	
	Office supplies for the facility.		1,200
92	**FURNITURE REPAIR/REPLACEMENT**	**MISCELLANEOUS**	
	As needed for furniture repair & maintenance.		1,750
93	**POOL REPAIRS**	**TBD**	
	Additional service repairs for the pools.		7,500
94	**POOL PERMITS**	**STATE OF FLORIDA DEPARTMENT OF HEALTH**	
	Estimated.		1,000
95	**COMMUNICATIONS (TEL, FAX, INTERNET)**	**FRONTIER**	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,500
96	**FACILITY A/C & HEATING MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to HVAC system.		2,000
97	**COMPUTER SUPPORT MAINTENANCE & REPAIR**	**AS NEEDED**	
	As needed repairs for the repairs of the computer system.		1,000
98	**PARK & PLAYGROUND MAINTENANCE & REPAIRS**	**AS NEEDED**	
	As needed for repairs to the athletic park.		6,600
99	**PEST CONTROL**	**TURNER PEST CONTROL**	
	Pursuant to contract for pest control services.		3,600
100	**CLUBHOUSE JANITORIAL SUPPLIES**		
	Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
101	**AMENITY MAINTENANCE Total**		**252,879**
102	PROJECT BUDGET		
103	**CAPITAL OUTLAY**		
	Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		97,000
104	**PROJECT BUDGET Total**		**97,000**
	EXPENDITURES BEFORE OTHER FINANCING SOURCES & USES		**1,315,956**
106	OTHER SOURCES/USES		
107	OTHER FINANCING USES - TRANSFER TO RESERVES		
110	**TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE**		
	Allocation of funds from the general operating budget to the reserve fund to ensure long-term financial stability. These transfers support future capital repairs, replacements, and unforeseen expenses, preserving community assets without requiring special assessments.		360,000
113	**OTHER FINANCING USES - TRANSFER TO RESERVES Total**		**360,000**
114	**OTHER SOURCES/USES Total**		**360,000**
	TOTAL EXPENDITURES AFTER OTHER FINANCING SOURCES & USES		**1,675,956**

STATEMENT 4
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE REQUIREMENT

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

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

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

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

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

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

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

(1) Annual debt service assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Pasco County collection costs and early payment discount costs.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

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

ALLOCATION OF OPERATIONS & MAINTENANCE ASSESSMENTS

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

TOTAL DEBT SERVICE REVENUE

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

FY 2027 PER UNIT ANNUAL ASSESSMENTS

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

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

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

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

EXHIBIT 14

RETURN TO AGENDA

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	0
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. ade several calls to Americas finest Carrier and there mailbox was full on all attempts. 07.02.2026 Board voted to terminate current tow company and contract with 813. Prior tow company received the letter of termination. Contract isbering reviewed for 813 Towing. Sent 3 emails to 813 Towing . They contacted me on 07.30 and we are advancig to execution
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. **07.12.2026 - still need mulch removal proposal .**
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. The drain will be replaced when the main pool opens. The drain modifications already made are currently working properly 07.30.2026**
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. Part time amenity maintenance has been out on leave. Paintng will resume after his return 07.30**
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 . Part time amenity maintenance has been out on leave. Paintng will resume after his return 07.30**

	A	B	C	D	E	F
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. Proposals will be brought back to the September agenda - the end of the current fiscal year
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 . Bill called and we were unable to obtain the report. We will continue to attempt to retrieve report
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. The sigange proposal with Architectural Signs was approved and the amenity team is advancing. Final SIngnage mock up will be presented in the August agenda
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. Project has been completed
11	10	07.02.2026	Sealcoat of parking	Amenity Manager	07.23.2026	Sealcoat proposal with Gulf Coast Sealcoat . Project should be started by August 10th
12		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.
13		07.02.2026	Parking spots in Foxtail	Amenity Manager	08.6.2026	Count the spots and return report to the Board that the spots in the report coorelate to the amenity policy . Spots were counted and the total correlates to the Policy 68 total spaces: 27 visitor (red), 22 regular, 11 amenity(green) , and 8 handicap
14	13	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. Ongoing
15	14	06.04.2026	Pool Sealing	Cooper Pools	09.01.2026	Resurface the main pool . Cooper pools assigned the NOC to Haven . After multiple communications Haven Field filed the NOC after 3.5 hours working with the County. Haven then found out that the County permit Cooper filed with the County potentially had some errors and forwarded this information to Cooper on 07.30. District still does not have a deliverable date
16		07.02.2026	Foxtail Pool Delamination Patch	Cooper Pools	07.21.2026	Pool patch of Foxtail and pool will be closed. Pool was closed for one day and scheduling was 2 weeks behind
17	16	01.05.2026	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
18	17	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. Permits have been paid for !
19	18	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 has been finalized
20	19	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. The verbiage was included in the assessment letter

	A	B	C	D	E	F
21	20	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
22	21	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 and discussion slated for the August agenda
23	22	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
24	23	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
25	24	1.5.26	Fire Bush install	Red Tree Landscape	07.02.2026	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 . FInal proposal was approved and work should be completed shortly
26	25	2.5.26	Trees on Sunlake Median	Red Tree Landscape	04.02.2026	The trees on the median need to be lifted. In progress with each property visit, soon to be completed 4.2.26 Update: This needs to be addressed. Included in the field report
27	26	4.2.26	Plant Material Assesment	Red Tree Landscape	June	Evaluate for plant material that was hurt by the freeze.
28	27	4.2.26	New clock	Redtree	5.7.26	New clock should be in . Clock is in and running , need to determine access from the District
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. Proposal with ADS was approved and work should begin the weel of 07.02.2026
30	29	07.02.2026	Access Issues	Stantec	08.02.2026	Greg to work with Red Tree as to outstanding access issues\
31	30	02.05.2026	Stantec	ZCOMPLETED	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. Presented and approved
32	31	03.05.2026	Erosion	ZCOMPLETED	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.
33		06.04.2026	18920 Beautyberry	ZCOMPLETED	COMPLETED	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. It was determined this was an HOA issue
34	33	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
35	34	4.2.26	Pool Attendants	ZCOMPLETED	COMPLETED	Prior year Noah was brought back
36	35	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
37	36	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
38	37	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 15

RETURN TO AGENDA

Architectural Signage &
Printing
6812 Land O Lakes Blvd
Land O Lakes, FL 34638
8139966777
production@signsbyasap.com
www.signsbyasap.com

ADDRESS	SHIP TO
Bill York	Bill York
Long Lake Ranch	Long Lake Ranch
19037 Long Lake Ranch Blvd	19037 Long Lake Ranch Blvd
Lutz, FL 33558	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	4	85.00	340.00T
Lake trail Hours are 7:00 AM to Dusk			
23.5 x 23.5 x 3mm ACM with print/ SS with overlam	2	85.00	170.00T
Conservation Area Do Not enter			
23.5 x 23.5 x 3mm ACM with print/ SS with overlam	1	85.00	85.00T
Fishing Allowed >			
23.5 x 23.5 x 3mm ACM with print/ SS with overlam	1	85.00	85.00T
No trespassing Notice			
31.5 x 23.5 x 3mm ACM with print / SS with overlam	3	98.00	294.00T
No trespassing no fishing no watercraft			
18 x 24 x 3MM ACM with print / SS with overlam	3	80.00	240.00T
Water Activities are prohibited			
Artwork Charge for Design - 1st Half Hour	1	50.00	50.00T
trip charge	1	110.00	110.00T

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!

DESCRIPTION	QTY	RATE	AMOUNT
deliver signs, no install			

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

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

SUBTOTAL	1,374.00
TAX	96.18
TOTAL	$1,470.18

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!

31.5 X 23.5 - QTY 3 SINGLE SIDED FACES

18X24 - QTY 3 SINGLE SIDED FACES

23.5 X 23.5 - QTY 1 SINGLE SIDED FACES

23.5 X 23.5 - QTY 4 SINGLE SIDED FACES

23.5 X 23.5 - QTY 2 SINGLE SIDED FACES

23.5 X 23.5 - QTY 1 SINGLE SIDED FACES

EXHIBIT 16

RETURN TO AGENDA

Long Lake Ranch
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2026

Long Lake Ranch CDD
Balance Sheet
June 30, 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	$ 177,977	$ -	$ -	$ -	$ -	$ -	$ 177,977
3	Money Market Account- SS	1,665,600	1,933,784	-	-	-	-	3,599,384
4	Debit Card - SS	1,509	-	-	-	-	-	1,509
5	Small Checking - SS	500						500
6	Petty Cash	-		-	-	-	-	-
7	Trust Accounts							
8	Revenue Fund	-	-	-	142,730	92,055	6,691	241,476
9	Reserve Fund	-	-	-	117,969	94,938	66,902	279,808
10	Cost of Issuance			-			429	429
11	Prepayment Fund	-	-	-	-	556	-	556
12	Accounts Receivable	1,015	-	-	-	-	-	1,015
13	Assessments Receivable-On Roll	5,657	-	-	859	700	1,158	8,375
14	Excess Fees - Receivable	-	-	-	-	-	-	-
15	Due from Other Funds	59,585	-	-	6,838	5,574	9,213	81,210
16	Prepaid Expenses	5,111	-	-	-	-	-	5,111
17	Deposits	33,490	-	-	-	-	-	33,490
18	TOTAL ASSETS	1,950,443	1,933,784	-	268,397	193,823	84,393	4,430,840
19	Liabilities:							
20	Accounts Payable	81,121	-	-	-	-	-	81,121
21	Sales Tax	-	-	-	-	-	-	-
22	Accrued Expenses	-	-	-	-	-	-	-
23	Deffered Revenue-On Roll	5,657	-	-	859	700	1,158	8,375
20	Due to Other Funds	21,625	59,585	-	-	-	-	81,210
24	TOTAL LIABILITIES	108,403	59,585	-	859	700	1,158	170,706
								-
25	Fund Balance							-
26	Non-Spendable	38,600	-	-	-	-	-	38,600
27	Assigned: Capital Reserves	287,256	1,874,199	-				2,161,455
28	Assigned:2-Month Operating Capital	210,242	-	-		-	-	210,242
29	Restricted for Debt Service	-	-	-	267,537	193,122	83,235	543,895
30	Unassigned	1,305,941	-	-	-	-	-	1,305,941
31	**TOTAL LIABILITIES AND FUND BALANCE**	$ 1,950,443	$ 1,933,784	$ -	$ 268,397	$ 193,823	$ 84,393	$ 4,430,840

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through June 30, 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 Month June	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)	**$ -**	**$ 178,197**	**$ 915,480**	**$ 38,944**	**$ 10,639**	**$ 8,786**	**$ 24,883**	**$ 7,336.64**	**#########**	**$ 1,197,057**	**$ 1,202,714**	**$ (5,657)**	**100%**
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	1,000	4,500	6,000	(1,500)	75%
9	Room Rentals	-	-	-	-						-	-	-	0%
10	Gate Access Cards	-	-	-	-						-	-	-	0%
11	Miscellaneous Revenue	250	-	13,411	-	(59)	75	(32)	50	1,524	15,220	-	15,220	0%
12	Interest	8,344	6,627	8,538	11,010	10,302	11,800	9,942	8,750	9,442	84,755	-	84,755	0%
13	Advertisement Rental	-	-	-	-	-	-				-	-	-	0%
14	Misc Revenue	-	-	-	-		-				-	-	-	0%
15	Fund Balance Forward (removed)	-	-	-	-	-	-	-	-	-	-	76,518	(76,518)	0%
16	**TOTAL REVENUE**	**9,094**	**185,324**	**1,287,429**	**50,954**	**21,382**	**21,162**	**34,794**	**16,636**	**24,757**	**1,651,532**	**1,635,232**	**16,300**	**101%**
17	**Expenditures:**													
18	**Administrative**													
19	Supervisors-Regular Meetings	1,415	1,015	800	1,015	1,015	1,015	1,015	1,015	1,015	9,322	13,000	(3,678)	72%
20	Supervisors-Workshops									1,015	1,015	1,000	15	102%
21	Payroll Taxes (BOS)	31	61	61	61	61	61	61	61	122	581	1,071	(490)	54%
22	Payroll Services Fees	50	50	50	50	50	50	50	50	100	500	700	(200)	71%
23	District Management	1,250	1,250	605	-	1,250	1,250	1,250	3,144	1,250	11,248	15,000	(3,752)	75%
24	Administrative	417	417	202	-	417	417	417	1,048	417	3,750	5,000	(1,250)	75%
25	Accounting	833	833	403	-	833	833	833	2,096	833	7,499	10,000	(2,501)	75%
26	Assessment Roll Preparation	417	417	202	-	417	417	417	1,048	417	3,750	5,000	(1,251)	75%
27	Dissemination Agent	250	250	120	-	250	250	250	628	250	2,248	3,000	(752)	75%
28	District Counsel	-	7,198	4,161	7,426	8,068	3,538	1,868	4,001	3,938	40,195	45,000	(4,805)	89%
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	567	702	150	552	468%
33	Auditing	-	-	-	-					3,700	3,700	3,700	-	100%
34	Regulatory Permits and Fees	175	-	-	-						175	175	-	100%
35	Property Taxes	-	-	210	-	-	-	-	150	-	360	250	110	144%
36	Legal Advertising	-	-	55	-						55	1,500	(1,445)	4%
37	Website Hosting	-	-	1,538	-						1,538	2,015	(478)	76%
38	**TOTAL ADMINISTRATIVE**	**8,812**	**11,551**	**12,355**	**8,552**	**12,361**	**7,831**	**6,161**	**14,290**	**13,625**	**95,537**	**131,829**	**(36,292)**	**72%**
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	3,188	33,308	61,200	(27,892)	54%
44	Utilities-Streetlights	-	8,698	8,682	8,783	8,424	7,893	8,413	8,404	8,336	67,634	117,300	(49,666)	58%
45	Utilities-Water/Sewer	58	276	3,238	2,433	1,141	1,341	898	842	805	11,032	18,000	(6,968)	61%
46	Utilities-Solid Waste Assessment	-	-	221	-						221	1,530	(1,309)	14%
47	Utilities-Solid Waste Removal	120	120	120	120	120	120	247	123	123	1,214	2,040	(826)	60%
48	**TOTAL UTILITIES**	**178**	**14,191**	**16,721**	**16,430**	**13,800**	**13,469**	**13,429**	**12,740**	**12,452**	**113,410**	**200,070**	**(86,660)**	**57%**
49	**Security**													
50	Security Repairs & Maintenance	-	-	-	-	145		815		474	1,434	7,500	(6,066)	19%
51	**TOTAL SECURITY**	**-**	**-**	**-**	**-**	**145**	**-**	**815**	**-**	**474**	**1,434**	**7,500**	**(6,066)**	**19%**

LONG LAKE RANCH CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through June 30, 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 Month June	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	202	-	417	417	417	1,048	417	3,750	5,000	(1,251)	75%
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		2,460	19,680	29,520	(9,840)	67%
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	-	-	-	-					6,725	6,725	5,000	1,725	135%
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	14,085	126,767	180,920	(54,153)	70%
62	Landscape Replacement-Mulch	-	-	49,500	-		8,750			8,181	66,431	72,000	(5,569)	92%
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	4,400	1,050		17,575	45,000	(27,425)	39%
66	Other Landscape-Fire Ant Treatment	-	-	-	-						-	4,500	(4,500)	0%
67	Irrigation Repairs & Maintenance	35	1,181	-	4,905		144			35,258	41,523	15,000	26,523	277%
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		440	5,643	30,627	(24,984)	18%
72	**TOTAL PHYSICAL ENVIRONMENT**	**32,177**	**19,688**	**80,717**	**38,935**	**15,052**	**38,162**	**27,457**	**61,133**	**67,566**	**380,888**	**595,673**	**(214,785)**	**64%**
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	17,694	101,047	141,296	(40,249)	72%
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	3,200	3,200	28,860	40,000	(11,140)	72%
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	764	9,985	21,000	(11,015)	48%
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	1,423		21,330	2,000	19,330	1067%
88	Pool Permits	-	-	-	-					560	560	1,000	(440)	56%
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	105	927	3,600	(2,673)	26%
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**	**16,726**	**22,322**	**166,141**	**242,346**	**(76,205)**	**69%**
96	**Project Budget**													
97	Capital Outlay	-	-	-	-	-	-	-	-	-	-	50,000	(50,000)	0%
98	**TOTAL PROJECT BUDGET**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**50,000**	**(50,000)**	**0%**
99	**Total Expenditures**	**84,082**	**60,594**	**134,553**	**83,011**	**67,316**	**74,105**	**64,538**	**- 104,889**	**116,440**	**789,528**	**1,285,231**	**(495,703)**	**61%**
100	**Total Excess Expenditures Over (Under) Revenues**	**(74,988)**	**124,730**	**1,152,876**	**(32,058)**	**(45,934)**	**(52,943)**	**(29,744)**	**- (88,253)**	**(91,683)**	**862,004**	**350,001**	**495,703**	
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**	**1,630,037**	**1,255,049**	**1,379,780**	**2,532,655**	**2,500,597**	**2,454,661**	**2,401,719**	**- 2,021,975**	**1,933,722**	**1,630,037**	**1,630,037**		
107	Net Change In Fund Balance	(74,988)	124,730	1,152,876	(32,058)	(45,934)	(52,943)	(379,744)	- (88,253)	(91,683)	512,004	700,001		
108	**Fund Balance - Ending-Projected**	**1,255,049**	**1,379,780**	**2,532,655**	**2,500,597**	**2,454,661**	**2,401,719**	**2,021,975**	**- 1,933,722**	**1,842,039**	**2,142,041**	**2,330,038**		

Long Lake Ranch CDD
Capital Reserve Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through June 30, 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	-	59,585	59,585
10	**Total Expenditures**	**-**	**59,585**	**59,585**
11	**Excess Expenditures Over (Under) Revenues**	**-**	**(59,585)**	**(59,585)**
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**	**290,415**	**(59,585)**
18	**Fund Balance-Beginning**	1,583,784	1,583,784	-
19	**Fund Balance - Ending**	**$ 1,933,784**	**$ 1,874,199**	$ (59,585)
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**	

-

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 June 30, 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	$ 252,810	$ (64,690)
3	Excess Fees	-	-	-
4	Interest Revenue	-	11,960	11,960
5	Bond Proceeds		2,979,766	
6	**Total Revenues**	**317,500**	**3,244,537**	**2,927,037**
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**	**(616,635)**	**(617,785)**
17	**NET Change in Fund Balance**	**1,150**	**(616,635)**	**(617,785)**
18	**Fund Balance-Beginning**	561,986	561,986	-
19	**Fund Balance - Ending**	**$ 563,136**	**$ (54,649)**	**$ (617,785)**

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 June 30, 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	$ 235,041	$ (897)
3	Excess Fees	-	-	-
4	Interest Revenue	-	6,000	6,000
5	**Total Revenues**	**235,938**	**241,041**	**5,103**
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**	**6,204**	**3,004**
15	**NET Change in Fund Balance**	**3,200**	**6,204**	**3,004**
16	**Fund Balance-Beginning**	261,334	261,334	**-**
17	**Fund Balance - Ending**	**$ 264,534**	**$ 267,537**	**$ 3,004**

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 June 30, 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	$ 191,568	$ (313)
3	Excess Fees	-	-	-
4	Interest Revenue	-	4,421	4,421
5	**Total Revenues**	**191,881**	**195,989**	**4,108**
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**	**(1,383)**	**(1,564)**
15	**NET Change in Fund Balance**	**181**	**(1,383)**	**(1,564)**
16	**Fund Balance-Beginning**	194,505	194,505	-
17	**Fund Balance - Ending**	**$ 194,686**	**$ 193,122**	**$ (1,564)**

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 June 30, 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)	$ -	$ 11,012	$ 11,012
3	Excess Fees	-	-	-
4	Bond Proceeds		166,809	166,809
5	Interest Revenue	-	150	150
6	Transfer In		73,442	73,442
7	**Total Revenues**	**-**	**251,414**	**251,414**
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.**	**-**	**85,034**	**85,033**
18	**NET Change in Fund Balance**	**-**	**85,034**	**85,034**
19	**Fund Balance-Beginning**	-	(1,798)	**-**
20	**Fund Balance - Ending**	**$ -**	**$ 83,235**	**$ 85,034**

-

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

Balance per Bank Statement	212,678
Plus: Deposits in Transit	-
Less: Outstanding Checks	(34,701)
Adjusted Bank Balance	**177,977**

Beginning Balance	277,511
Receipts	21,498
Disbursements	(121,032)
Balance per Book	**177,977**

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
10/1/2025	69	William Pellan	BOS MTG - Reissue, checks originally voided for audit after not clearing for 120+ days		369.40	52,262.45
10/3/2025			Deposit	5,129.29		57,391.74
10/4/2025	5068	RedTree Landscape Systems	Irrigation Repairs		275.00	57,116.74
10/4/2025	5069	RedTree Landscape Systems	irrigation repairs		75.64	57,041.10
10/4/2025	5070	RedTree Landscape Systems	irrigation repairs		49.50	56,991.60
10/4/2025	5071	RedTree Landscape Systems	irrigation repairs		148.00	56,843.60
10/4/2025	5072	RedTree Landscape Systems	irrigation repairs		39.00	56,804.60
10/4/2025	5073	RedTree Landscape Systems	irrigation repairs		34.50	56,770.10
10/4/2025	5074	RedTree Landscape Systems	irrigation repairs		229.88	56,540.22
10/4/2025	5075	RedTree Landscape Systems	irrigation repairs		75.62	56,464.60
10/4/2025	5076	RedTree Landscape Systems	tree removal		650.00	55,814.60
10/4/2025	5077	RedTree Landscape Systems	tree repair		3,000.00	52,814.60
10/4/2025	5078	RedTree Landscape Systems	tree maint		750.00	52,064.60
10/7/2025	5079	Coastal Waste & Recycling, Inc.	waste collection		120.24	51,944.36
10/7/2025	5080	WRB Painting LLC	Painting		5,950.00	45,994.36
10/9/2025	100925ach1	Frontier	Phone-Internet 9/15-10/14		150.99	45,843.37
10/9/2025	100925ach2	Frontier	Phone-Internet 9/15-10/14/25		265.92	45,577.45
10/10/2025	101025ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	45,457.21
10/10/2025	101025ach	Engage PEO	BOS 10-2-25		757.10	44,700.11
10/10/2025	71	William Pellan	BOS MTG 10/2-25		184.70	44,515.41
10/10/2025	72	Darrell Thompson	BOS 10-2-25		184.70	44,330.71
10/15/2025	5081	RedTree Landscape Systems	landscape enhancement		8,181.00	36,149.71
10/15/2025	101525ach	Florida Commerce	Special Dist Filling Fee		175.00	35,974.71
10/20/2025	5082	Bryans Fence LLC	Fence word		12,600.00	23,374.71
10/21/2025	5083	Turner Pest Control LLC	pest control		100.00	23,274.71
10/21/2025	5085	American Power Washing			2,249.00	21,025.71
10/22/2025	102225ach	Pasco County Utilities Services Branch	18981 long lake ranch blvd		173.40	20,852.31
10/22/2025	102225ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		148.55	20,703.76
10/24/2025			Funds Transfer		500.00	20,203.76
10/28/2025	5086	GHS LLC	Aquatic Maint		2,460.00	17,743.76
10/28/2025			Funds Transfer	100,000.00		117,743.76
10/29/2025	5086	Egis Insurance & Risk Advisors	Policy #100125769		32,118.00	85,625.76
10/31/2025	103125ach	Duke Energy	Summary Bill 9/3-10/1		12,946.08	72,679.68
10/31/2025				**105,129.29**	**119,721.89**	**72,679.68**
11/3/2025	5087	Cooper Pools Inc	Pool Maintenance		3,200.00	69,479.68
11/3/2025	5088	RedTree Landscape Systems	Landscape Maint		14,085.25	55,394.43
11/3/2025	5089	Anchor Stone Management, LLC	Invoice for payroll		4,989.10	50,405.33
11/3/2025	5090	Anchor Stone Management, LLC	Inv 18		3,583.34	46,821.99
11/3/2025	5091	Anchor Stone Management, LLC	Invoice for payroll		5,178.47	41,643.52
11/4/2025			Funds Transfer	-		41,643.52
11/4/2025			Funds Transfer	75,000.00		116,643.52
11/6/2025			Deposit	16,639.45		133,282.97
11/10/2025	5092	Blue Water Aquatics, Inc	Fountain Maint/Repair		660.15	132,622.82
11/10/2025	5093	Blue Water Aquatics, Inc	Fountain Insp & Cleaning Serv		750.00	131,872.82
11/10/2025	5094	Kutak Rock LLP	Gen prof Legal serv		2,150.00	129,722.82
11/10/2025	5095	Kutak Rock LLP	Gen prof Legal serv		1,128.50	128,594.32
11/10/2025	111025ach	Frontier	Phone and Internet		266.67	128,327.65
11/10/2025	111025ach2	Frontier	Phone and Internet		150.99	128,176.66
11/10/2025			Deposit	0.03		128,176.69
11/14/2025	111425ach	Engage PEO	BOS 11-6-25		757.10	127,419.59

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/14/2025	73	William Pellan	BOS MTG 11/6/25		184.70	127,234.89
11/14/2025			Deposit	123,147.85		250,382.74
11/14/2025	74	Darrell Thompson	BOS 11-6-25		184.70	250,198.04
11/17/2025	5096	Turner Pest Control LLC	pest control		100.00	250,098.04
11/17/2025	5097	Anchor Stone Management, LLC	Irrigation and Tree Walk		1,000.00	249,098.04
11/17/2025	5098	Anchor Stone Management, LLC	Invoice for payroll		4,925.97	244,172.07
11/18/2025	5099	Dibartolomeo, McBee, Hartley & Barnes, PA	serv rendered audited		4,150.00	240,022.07
11/18/2025			Deposit	500.00		240,522.07
11/19/2025	5100	Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	236,822.07
11/19/2025	5101	RedTree Landscape Systems	irrigation repairs		60.00	236,762.07
11/20/2025			Deposit	84,959.83		321,721.90
11/20/2025			Funds Transfer		500.00	321,221.90
11/20/2025			Funds Transfer		2,000.00	319,221.90
11/21/2025	112125ach	Pasco County Utilities Services Branch	18981 long lake ranch		93.34	319,128.56
11/21/2025	112125ach2	Pasco County Utilities Services Branch	0 COMMUNITY Cntr		182.26	318,946.30
11/23/2025	5102	GHS LLC	Aquatic Maintenance		2,460.00	316,486.30
11/23/2025	5103	RedTree Landscape Systems	irrigation repairs		120.65	316,365.65
11/26/2025			Deposit	55,704.17		372,069.82
11/26/2025			Funds Transfer		1,000.00	371,069.82
11/30/2025	5104	Blue Water Aquatics, Inc	fountain svcs		136.00	370,933.82
11/30/2025				**355,951.33**	**57,697.19**	**370,933.82**
12/1/2025	5105	RedTree Landscape Systems	Landscape Maint		14,085.25	356,848.57
12/1/2025	5106	Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	354,698.57
12/1/2025	5107	Kutak Rock LLP	Reference: General prof Legal services.		1,769.00	352,929.57
12/1/2025	120125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	352,809.33
12/1/2025	120125ach2	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59	339,013.74
12/4/2025	5108	American Illuminations & Decor Inc	Holiday wreath install/takedown		2,500.00	336,513.74
12/5/2025			Deposit	1,733,911.83		2,070,425.57
12/5/2025			Deposit	3,000.00		2,073,425.57
12/5/2025			Deposit	10,411.00		2,083,836.57
12/7/2025	5109	Cooper Pools Inc	Pool Maintenance		3,200.00	2,080,636.57
12/8/2025	5110	Mike Fasano. Pasco County Tax Collector	PropTax 33-26-18-0030-OP200-0000		110.58	2,080,525.99
12/8/2025	5111	Mike Fasano. Pasco County Tax Collector	PropTax 34-26-18-0020-00000-0P10		92.15	2,080,433.84
12/8/2025	5112	Mike Fasano. Pasco County Tax Collector	Parcel 3426180020000000P10 Solid Waste		110.58	2,080,323.26
12/8/2025	5113	Mike Fasano. Pasco County Tax Collector	Parcel 33261800300P2000000,Solid Waste		110.58	2,080,212.68
12/8/2025	5114	SchoolNow	CDD ADA-PDF		1,537.50	2,078,675.18
12/9/2025	5115	RedTree Landscape Systems	tree removal		3,200.00	2,075,475.18
12/9/2025	120925ach	Frontier	Phone and Internet		266.67	2,075,208.51
12/9/2025	120925ach1	Frontier	Phone and Internet		150.99	2,075,057.52
12/10/2025	5116	Anchor Stone Management, LLC			9,172.06	2,065,885.46
12/11/2025			Deposit	130,893.08		2,196,778.54
12/12/2025	121225ach	Engage PEO	BOS 12-4-25		726.50	2,196,052.04
12/12/2025	75	Darrell Thompson	BOS 12-4-25		184.70	2,195,867.34
12/12/2025	5117	Keystone Backflow Services LLC	backflow testing		453.00	2,195,414.34
12/14/2025	5118	Anchor Stone Management, LLC	Invoice for payroll		4,544.25	2,190,870.09
12/16/2025	5119	Turner Pest Control LLC	pest control		100.00	2,190,770.09
12/16/2025	121625ach	Florida Department of Revenue	sales tax dec 2025		6.91	2,190,763.18
12/17/2025			Funds Transfer		1,000.00	2,189,763.18
12/18/2025			Deposit	576.64		2,190,339.82
12/18/2025			Deposit	8,096.68		2,198,436.50
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		3,074.61	2,195,361.89
12/19/2025	121925ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	2,195,198.39
12/21/2025	5120	GHS LLC	2025 Aquatic Maintenance.		2,460.00	2,192,738.39
12/21/2025	5121	Business Observer	Inv for 9/27/24		54.69	2,192,683.70

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/21/2025	5122	Kutak Rock LLP	General prof Legal services.		2,150.00	2,190,533.70
12/21/2025	5123	Kutak Rock LLP	General prof Legal services.		2,010.50	2,188,523.20
12/21/2025	5124	RedTree Landscape Systems	landscape -seasonal flowers		8,181.00	2,180,342.20
12/23/2025			Funds Transfer		1,800,000.00	380,342.20
12/28/2025	5126	RedTree Landscape Systems	fall mulch installation		49,500.00	330,842.20
12/29/2025	5128	Turner Pest Control LLC	pest control		100.00	330,742.20
12/29/2025	5129	Haven Management Solutions	Billiing #3		5,168.75	325,573.45
12/29/2025	5131	Haven Management Solutions	Billiing #4		215.05	325,358.40
12/30/2025	123025ach	Duke Energy	Summary Bill		13,141.27	312,217.13
12/31/2025				**1,886,889.23**	**1,945,605.92**	**312,217.13**
1/1/2026	5132	RedTree Landscape Systems	Landscape Maint		14,085.25	298,131.88
1/1/2026	5133	Blue Water Aquatics, Inc	fountain svcs		136.00	297,995.88
1/4/2026	5134	Cooper Pools Inc	Pool Maintenance		3,200.00	294,795.88
1/5/2026	5135	Cooper Pools Inc	Pool Maintenance		30.00	294,765.88
1/8/2026	010826ach	Frontier	Phone and Internet 12/15-1/14/26		270.05	294,495.83
1/8/2026	010826ach2	Frontier	Phone and Internet 12/15-1/14/26		150.99	294,344.84
1/9/2026			Deposit	1,633.32		295,978.16
1/9/2026			Deposit	7,630.90		303,609.06
1/9/2026			Deposit	48,389.79		351,998.85
1/9/2026			Deposit	1,000.00		352,998.85
1/11/2026	5137	RedTree Landscape Systems	Irrigation Repairs-need board approval		891.00	352,107.85
1/11/2026	5138	Cooper Pools Inc	Pool repair/maint		2,075.00	350,032.85
1/11/2026	5139	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		750.00	349,282.85
1/12/2026	5141	RedTree Landscape Systems	Irrigation repairs		1,000.00	348,282.85
1/12/2026	5142	Haven Management Solutions	Payrol Billing 12/28/25-1/10/26		4,606.25	343,676.60
1/13/2026	011326ach	Coastal Waste & Recycling, Inc.	WASTE COLLECTION		120.24	343,556.36
1/16/2026	011626ach	Engage PEO	BOS 1-5-26		757.10	342,799.26
1/16/2026	76	William Pellan	BOS MTG 1-5-26		184.70	342,614.56
1/16/2026	77	Darrell Thompson	BOS 1-5-26		184.70	342,429.86
1/19/2026	5143	RedTree Landscape Systems	Irrigation repairs		220.15	342,209.71
1/22/2026	5147	RedTree Landscape Systems	Irrigation repairs		496.85	341,712.86
1/22/2026	5148	RedTree Landscape Systems	Irrigation repairs		237.55	341,475.31
1/22/2026	5149	Turner Pest Control LLC	pest control		104.50	341,370.81
1/22/2026	5150	Cooper Pools Inc	Pool repair/maint		2,860.00	338,510.81
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		2,213.49	336,297.32
1/23/2026	012326ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		219.78	336,077.54
1/28/2026	5152	Haven Management Solutions	Payrol Billing 1/11-1/24/26		4,698.75	331,378.79
1/29/2026	5153	Kutak Rock LLP	Gen prof Legal svc		1,716.48	329,662.31
1/29/2026	5154	RedTree Landscape Systems	Irrigation repairs		130.00	329,532.31
1/29/2026	5155	GHS LLC	Aquatic Maintenance.		2,460.00	327,072.31
1/30/2026	5156	US Bank	Series 2014A & A2 Trustee fees		4,256.13	322,816.18
1/31/2026				**58,654.01**	**48,054.96**	**322,816.18**
2/1/2026	5157	Haven Management Solutions	District Managemen Svc Feb		3,583.34	319,232.84
2/2/2026	5158	RedTree Landscape Systems	Landscape Maint		14,085.25	305,147.59
2/2/2026	020226ach	Duke Energy	Summary Bill 12/2-1/2/26		13,876.21	291,271.38
2/3/2026	5161	Cooper Pools Inc	Pool Maintenance		3,200.00	288,071.38
2/6/2026	5162	Kutak Rock LLP	General prof Legal services.		2,150.00	285,921.38
2/6/2026	5163	Kutak Rock LLP	General prof Legal services.		5,275.50	280,645.88
2/6/2026			Deposit	500.00		281,145.88
2/9/2026	020926ach	Frontier	Phone and Internet		266.50	280,879.38
2/9/2026	020926ach2	Frontier	Phone and Internet		150.99	280,728.39
2/9/2026	5164	DCSI, Inc " Security & Sound"	Camera/DVR Service,		145.00	280,583.39
2/10/2026	5167	Haven Management Solutions	PR Billing 1/25-2/7/26		4,644.05	275,939.34
2/10/2026		Anchor Stone Management LLC		10,000.00		285,939.34

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
2/11/2026			Deposit	15,750.70		301,690.04
2/13/2026	021326ach	Engage PEO	BOS 2-5-26		757.10	300,932.94
2/13/2026	78	William Pellan	BOS MTG 2-5-26		184.70	300,748.24
2/13/2026	79	Darrell Thompson	BOS 2-5-26		184.70	300,563.54
2/17/2026	021726ach	Florida Department of Revenue	sales tax jan 2026		58.50	300,505.04
2/20/2026	022026ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	300,341.54
2/23/2026	5168	W.C. Sherrill and Company LLC	Surverying		150.00	300,191.54
2/23/2026	5169	RedTree Landscape Systems	tree removal		400.00	299,791.54
2/23/2026	5170	Turner Pest Control LLC	pest control		104.50	299,687.04
2/23/2026	022326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		977.97	298,709.07
2/24/2026	5171	Haven Management Solutions	Payrol Billing 2/8-2/21/26		4,668.75	294,040.32
2/25/2026	5172	US Bank	Series 2016 Trustee Fees		4,756.13	289,284.19
2/26/2026	022626ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	289,163.95
2/28/2026				**26,250.70**	**59,902.93**	**289,163.95**
3/1/2026	5174	Haven Management Solutions	District Managemen Services - March		3,583.34	285,580.61
3/2/2026	5176	Cooper Pools Inc	Pool Maintenance		3,230.00	282,350.61
3/2/2026	5175	Bay Paver Sealing & Cleaning Inc.	Pool Repair/Walkway/Pavers		12,550.00	269,800.61
3/2/2026	5177	RedTree Landscape Systems	Landscape Maint		14,085.25	255,715.36
3/2/2026	030226ach	Duke Energy	Summary Bill 1/3-2/2/26		12,538.56	243,176.80
3/4/2026	5179	Anchor Stone Management, LLC	Management Fees-Prorated 15/31 Days		1,733.87	241,442.93
3/4/2026	5178	Anchor Stone Management, LLC	Invoice for payroll		437.05	241,005.88
3/6/2026	5180	American Illuminations & Decor Inc	rgb track lighting		16,734.37	224,271.51
3/9/2026	5181	Steadfast Alliance	Mulch Installation		8,750.00	215,521.51
3/9/2026	5182	RedTree Landscape Systems	irrigation repairs		144.00	215,377.51
3/9/2026	5184	Haven Management Solutions	Payrol Billing 2/22-3/8/26		5,168.75	210,208.76
3/9/2026	5186	Kutak Rock LLP	General prof Legal services.		4,864.00	205,344.76
3/9/2026	5187	Kutak Rock LLP	General prof Legal services.		2,210.00	203,134.76
3/9/2026	5188	Kutak Rock LLP	General prof Legal services.		994.00	202,140.76
3/10/2026			Deposit	604.50		202,745.26
3/11/2026	031126ach1	Frontier	Phone and Internet 2/15-3/14/26		288.48	202,456.78
3/11/2026	031126ach2	Frontier	Phone and Internet 2/15-3/14/26		150.99	202,305.79
3/11/2026			Funds Transfer		2,000.00	200,305.79
3/12/2026			Deposit	737.48		201,043.27
3/12/2026			Deposit	12,270.05		213,313.32
3/13/2026	031326ach	Coastal Waste & Recycling, Inc.	Waste Collection		120.24	213,193.08
3/19/2026	031926ach	Florida Department of Revenue	sales tax feb 2026		29.25	213,163.83
3/20/2026	032026ach1	Engage PEO	BOS 2-5-26		757.10	212,406.73
3/20/2026	80	William Pellan	BOS MTG 3-20-26		184.70	212,222.03
3/20/2026	81	Darrell Thompson	BOS 3-20-26		184.70	212,037.33
3/20/2026	032026ach4	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		1,167.93	210,869.40
3/20/2026	032026ach7	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		172.88	210,696.52
3/23/2026	5189	Kutak Rock LLP	General prof Legal services.		442.50	210,254.02
3/23/2026	5190	Kutak Rock LLP	General prof Legal services.		2,210.00	208,044.02
3/23/2026	5191	Kutak Rock LLP	General prof Legal services.		885.00	207,159.02
3/24/2026	5193	Haven Management Solutions	Payrol Billing 3/8-3/21/26		4,768.75	202,390.27
3/26/2026	5194	Turner Pest Control LLC	pest control		104.50	202,285.77
3/31/2026				**13,612.03**	**100,490.21**	**202,285.77**
4/1/2026	5195	Haven Management Solutions	District Mgt April		3,583.34	198,702.43
4/2/2026	5196	Cooper Pools Inc	Pool Maintenance		3,200.00	195,502.43
4/2/2026	4/2/2026	Duke Energy	Summary Bill		12,008.18	183,494.25
4/3/2026	4/22/2026	Pasco County Utilities Services Branch	18981 Long lake ranch		191.64	183,302.61
4/7/2026	5198	GHS LLC	Aquatic Maintenance.		2,460.00	180,842.61
4/7/2026	5199	W.C. Sherrill and Company LLC	Surverying		950.00	179,892.61
4/7/2026	5200	RedTree Landscape Systems	Landscape Maint		14,085.25	165,807.36

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
4/7/2026	5201	RedTree Landscape Systems	tree work		4,125.00	161,682.36
4/8/2026	5197	Haven Management Solutions	Payroll Billing 3/22-4/4/26		4,768.75	156,913.61
4/8/2026			Funds Transfer		1,000.00	155,913.61
4/9/2026			Deposit	97.73		156,011.34
4/9/2026			Deposit	7,723.94		163,735.28
4/9/2026			Deposit	29,016.36		192,751.64
4/9/2026	4/9/2026	Frontier	Phone and Internet		288.48	192,463.16
4/9/2026	4/9/2026	Frontier	Phone and Internet		150.99	192,312.17
4/12/2026	5203	Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2014 May 1 2026 Payment		309,801.37	(117,489.20)
4/12/2026	5204	Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2015 May 1 2026 Payment		229,940.66	(347,429.86)
4/12/2026	5205	Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2016 May 1 2026 Payment		187,411.31	(534,841.17)
4/12/2026			Funds Transfer	727,153.34		192,312.17
4/13/2026	4/13/2026	Engage PEO	BOS 4-2-26		757.10	191,555.07
4/13/2026	83	Darrell Thompson	BOS 4-2-26		184.70	191,370.37
4/13/2026	82	William Pellan	BOS MTG April 26		184.70	191,185.67
4/17/2026	041726ACH	Cooper Pools Inc	Deposit-Pool Resurfacing		1,422.50	189,763.17
4/20/2026	042026ach	Florida Department of Revenue	sales tax april 2026		31.69	189,731.48
4/21/2026	5208	Haven Management Solutions			4,901.25	184,830.23
4/22/2026			Funds Transfer	100,000.00		284,830.23
4/22/2026	4/22/2026	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		706.53	284,123.70
4/23/2026	5209	DCSI, Inc " Security & Sound"	Camera/DVR Service,		815.00	283,308.70
4/26/2026	042626ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		123.36	283,185.34
4/27/2026	5210	W.C. Sherrill and Company LLC	boundary lines		1,050.00	282,135.34
4/29/2026	5211	Cooper Pools Inc	remodeling/resurfacing		1,000.00	281,135.34
4/30/2026				**863,991.37**	**785,141.80**	**281,135.34**
5/1/2026	5212	RedTree Landscape Systems	Landscape Maint		14,085.25	267,050.09
5/1/2026	5213	Blue Water Aquatics, Inc	Fountain Insp & Cleaning		950.00	266,100.09
5/1/2026	5214	Blue Water Aquatics, Inc	Fountain repair		884.83	265,215.26
5/1/2026	5215	Blue Water Aquatics, Inc	Fountain inspection		750.00	264,465.26
5/1/2026	5218	Haven Management Solutions	District Mgt svc - May		3,583.34	260,881.92
5/1/2026	5219	Haven Management Solutions	District Mgt svc - Jan		3,583.34	257,298.58
5/1/2026	5220	Haven Management Solutions	District Mgt Svc-Dec		1,843.88	255,454.70
5/1/2026	050126ach	Duke Energy	Summary Bill		12,284.27	243,170.43
5/4/2026	5221	Cooper Pools Inc	monthly commerical maint		3,200.00	239,970.43
5/4/2026	5222	Kutak Rock LLP	General prof Legal services.		1,867.50	238,102.93
5/4/2026	5225	GHS LLC	Aquatic Maintenance.		2,460.00	235,642.93
5/4/2026	5224	Turner Pest Control LLC	pest control		104.50	235,538.43
5/6/2026	5226	RedTree Landscape Systems	spring seasonal color		8,181.00	227,357.43
5/10/2026	5230	American Illuminations & Decor Inc	rgb track lighting		14,000.00	213,357.43
5/11/2026	5231	American Power Washing	pressure washing		30,000.00	183,357.43
5/11/2026	051126ach	Frontier	Phone and Internet		288.26	183,069.17
5/11/2026	051126ach2	Frontier	Phone and Internet		150.99	182,918.18
5/12/2026	5232	Haven Management Solutions	Payroll Billing 4/19-5/2/26		5,293.75	177,624.43
5/12/2026			Deposit	1,468.85		179,093.28
5/12/2026			Deposit	9,392.67		188,485.95
5/12/2026			Deposit	550.00		189,035.95
5/14/2026			Service Charge		50.00	188,985.95
5/16/2026	5233	GHS LLC	Aquatic Maintenance.		2,460.00	186,525.95
5/18/2026	5234	Pasco County Property Appraiser	Pasco County Property Appr		150.00	186,375.95
5/20/2026	5235	Haven Management Solutions	Payroll Billing 5/3-5/16/26		5,418.75	180,957.20
5/20/2026	5236	RedTree Landscape Systems	stump ginding		250.00	180,707.20
5/21/2026	5237	LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,207.20
5/21/2026	5238	LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	179,707.20
5/21/2026	5239	Turner Pest Control LLC	pest control		104.50	179,602.70

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
5/21/2026	052126ach	Pasco County Utilities Services Branch	0 Community Center		678.45	178,924.25
5/21/2026	052126ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	178,760.75
5/22/2026	052226ach	Engage PEO	BOS 4-2-26		757.10	178,003.65
5/22/2026	84	William Pellan	BOS MTG		184.70	177,818.95
5/22/2026	85	Darrell Thompson	BOS MTG		184.70	177,634.25
5/25/2026	052526ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	177,510.89
5/27/2026			Funds Transfer	100,000.00		277,510.89
5/31/2026				**111,411.52**	**115,035.97**	**277,510.89**
6/1/2026	5243	Cooper Pools Inc	monthly commerical maint		3,200.00	274,310.89
6/1/2026	5244	Kutak Rock LLP	General prof Legal services.		413.00	273,897.89
6/1/2026	5245	Kutak Rock LLP	General prof Legal services.		2,210.00	271,687.89
6/1/2026	5246	Kutak Rock LLP	General prof Legal services.		1,377.50	270,310.39
6/1/2026	5247	RedTree Landscape Systems	Landscape Maint		14,085.25	256,225.14
6/1/2026	5241	Haven Management Solutions	District Management Services - June		3,583.34	252,641.80
6/1/2026	060126ach	Duke Energy	Summary Bill		11,774.40	240,867.40
6/2/2026	5242	Haven Management Solutions	Payroll Billing 5/17-5/30/26		6,693.75	234,173.65
6/4/2026	5248	Don Harrison Enterprises LLC	Electrical Repair		440.00	233,733.65
6/4/2026	060426ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	233,610.29
6/5/2026	5251	RedTree Landscape Systems	Irrigation repairs		364.65	233,245.64
6/5/2026	5252	Cooper Pools Inc	Final Inv-Pool Resurfacing		1,422.50	231,823.14
6/5/2026	060426ach1	Engage PEO	BOS 5-25-26		757.10	231,066.04
6/5/2026	86	William Pellan	BOS MTG 5-25-26		184.70	230,881.34
6/5/2026	87	Darrell Thompson	BOS MTG 5-25-26		184.70	230,696.64
6/7/2026	5253	DCSI, Inc " Security & Sound"	Camera/DVR Service,		256.99	230,439.65
6/7/2026	5254	GHS LLC	Aquatic Maintenance.		2,460.00	227,979.65
6/8/2026	5249	Florida Dept of Health in Pasco County			560.00	227,419.65
6/8/2026	5250	RedTree Landscape Systems			1,564.91	225,854.74
6/8/2026	060826ach	Frontier	Phone and Internet		150.99	225,703.75
6/8/2026	060826ach1	Frontier	Phone and Internet		288.26	225,415.49
6/8/2026			Deposit	6,200.79		231,616.28
6/10/2026			Deposit	2,562.00		234,178.28
6/10/2026			Service Charge		531.07	233,647.21
6/12/2026	5255	RedTree Landscape Systems	irrigation repairs		120.25	233,526.96
6/12/2026	5256	RedTree Landscape Systems	irrigation repairs		17,256.54	216,270.42
6/12/2026	5257	RedTree Landscape Systems	irrigation repairs		250.00	216,020.42
6/12/2026	5258	RedTree Landscape Systems	irrigation repairs		375.00	215,645.42
6/12/2026	5259	RedTree Landscape Systems	stump grinding		800.00	214,845.42
6/12/2026			Funds Transfer		2,000.00	212,845.42
6/15/2026			Deposit	12,735.70		225,581.12
6/16/2026	5260	Haven Management Solutions	Payroll Billing 5/31-6/13/26		5,693.75	219,887.37
6/18/2026	061826ach	Engage PEO	BOS 6.4.26		757.10	219,130.27
6/18/2026	88	William Pellan	BOS MTG 6.4.26		184.70	218,945.57
6/18/2026	89	Darrell Thompson	BOS MTG 6.4.26		184.70	218,760.87
6/19/2026	061926ach	Pasco County Utilities Services Branch	0 Community Center		444.45	218,316.42
6/19/2026	061926ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		360.48	217,955.94
6/19/2026	061926ach11	Florida Department of Revenue	sales tax		38.50	217,917.44
6/24/2026	5261	Advanced Drainage Solutions	Repair Miltered		3,300.00	214,617.44
6/24/2026	5262	Advanced Drainage Solutions	pond bank stabilization		3,425.00	211,192.44
6/24/2026	5263	Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	207,492.44
6/26/2026	5264	RedTree Landscape Systems	tree work		4,400.00	203,092.44
6/29/2026	5265	Turner Pest Control LLC	pest control		104.50	202,987.94
6/29/2026	5266	RedTree Landscape Systems	seasonal flowers		8,181.00	194,806.94
6/30/2026	063026ach	Duke Energy	Summary Bill		11,523.67	183,283.27
6/30/2026	5267	Haven Management Solutions	Payroll Billing 6/14-6/28/26		5,306.25	177,977.02

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
6/30/2026				21,498.49	121,032.36	177,977.02

EXHIBIT 17

RETURN TO AGENDA

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							277,510.89
Bill Pmt -Ch...	06/01/202(	5243	Cooper Pools Inc	monthly commerical maint		3,200.00	274,310.89
Bill Pmt -Ch...	06/01/202(	5244	Kutak Rock LLP	General prof Legal services.		413.00	273,897.89
Bill Pmt -Ch...	06/01/202(	5245	Kutak Rock LLP	General prof Legal services.		2,210.00	271,687.89
Bill Pmt -Ch...	06/01/202(	5246	Kutak Rock LLP	General prof Legal services.		1,377.50	270,310.39
Bill Pmt -Ch...	06/01/202(	5247	RedTree Landscape ...	Landscape Maint		14,085.25	256,225.14
Bill Pmt -Ch...	06/01/202(	5241	Haven Management ...	District Mgt-June		3,583.34	252,641.80
Bill Pmt -Ch...	06/01/202(	06012...	Duke Energy	Summary Bill		11,774.40	240,867.40
Bill Pmt -Ch...	06/02/202(	5242	Haven Management ...	Payroll Billing 5/17-5/30/26		6,693.75	234,173.65
Bill Pmt -Ch...	06/04/202(	5248	Don Harrison Enterpr...	Electrical Repair		440.00	233,733.65
Bill Pmt -Ch...	06/04/202(	06042...	Coastal Waste & Re...	Waste Collection		123.36	233,610.29
Bill Pmt -Ch...	06/05/202(	5251	RedTree Landscape ...	Irrigation repairs		364.65	233,245.64
Bill Pmt -Ch...	06/05/202(	5252	Cooper Pools Inc	Final Inv-Pool Resurfacing		1,422.50	231,823.14
Bill Pmt -Ch...	06/05/202(	06042...	Engage PEO	BOS 5-25-26		757.10	231,066.04
Bill Pmt -Ch...	06/05/202(	86	William Pellan	BOS MTG 5-25-26		184.70	230,881.34
Bill Pmt -Ch...	06/05/202(	87	Darrell Thompson	BOS MTG 5-25-26		184.70	230,696.64
Bill Pmt -Ch...	06/07/202(	5253	DCSI, Inc " Security ...	Camera/DVR Service,		256.99	230,439.65
Bill Pmt -Ch...	06/07/202(	5254	GHS LLC	Aquatic Maintenance.		2,460.00	227,979.65
Bill Pmt -Ch...	06/08/202(	5249	Florida Dept of Healt...	Pool Permits (2 Invoices)		560.00	227,419.65
Bill Pmt -Ch...	06/08/202(	5250	RedTree Landscape ...	3 invoices pd		1,564.91	225,854.74
Bill Pmt -Ch...	06/08/202(	06082...	Frontier	Phone and Internet		150.99	225,703.75
Bill Pmt -Ch...	06/08/202(	06082...	Frontier	Phone and Internet		288.26	225,415.49
Deposit	06/08/202(			Deposit	6,200.79		231,616.28
Deposit	06/10/202(			Deposit	2,562.00		234,178.28
Check	06/10/202(	06102...	Southstate Bank	Svc Chg-Checks		531.07	233,647.21
Bill Pmt -Ch...	06/12/202(	5255	RedTree Landscape ...	irrigation repairs		120.25	233,526.96
Bill Pmt -Ch...	06/12/202(	5256	RedTree Landscape ...	irrigation repairs		17,256.54	216,270.42
Bill Pmt -Ch...	06/12/202(	5257	RedTree Landscape ...	irrigation repairs		250.00	216,020.42
Bill Pmt -Ch...	06/12/202(	5258	RedTree Landscape ...	irrigation repairs		375.00	215,645.42
Bill Pmt -Ch...	06/12/202(	5259	RedTree Landscape ...	stump grinding		800.00	214,845.42
Transfer	06/12/202(			Transfer To Debit Card		2,000.00	212,845.42
Deposit	06/15/202(			Deposit	12,735.70		225,581.12
Bill Pmt -Ch...	06/16/202(	5260	Haven Management ...	Payroll Billing 5/31-6/13/26		5,693.75	219,887.37
Bill Pmt -Ch...	06/18/202(	06182...	Engage PEO	BOS 6.4.26		757.10	219,130.27
Bill Pmt -Ch...	06/18/202(	88	William Pellan	BOS MTG 6.4.26		184.70	218,945.57
Bill Pmt -Ch...	06/18/202(	89	Darrell Thompson	BOS MTG 6.4.26		184.70	218,760.87
Bill Pmt -Ch...	06/19/202(	06192...	Pasco County Utilitie...	0 Community Center		444.45	218,316.42
Bill Pmt -Ch...	06/19/202(	06192...	Pasco County Utilitie...	18981 LONG LAKE RANCH		360.48	217,955.94
Bill Pmt -Ch...	06/19/202(	06192...	Florida Department o...	sales tax		38.50	217,917.44
Bill Pmt -Ch...	06/24/202(	5261	Advanced Drainage ...	Repair Miltered		3,300.00	214,617.44
Bill Pmt -Ch...	06/24/202(	5262	Advanced Drainage ...	pond bank stabilization		3,425.00	211,192.44
Bill Pmt -Ch...	06/24/202(	5263	Berger, Toombs, Ela...	audit services		3,700.00	207,492.44
Bill Pmt -Ch...	06/26/202(	5264	RedTree Landscape ...	tree work		4,400.00	203,092.44
Bill Pmt -Ch...	06/29/202(	5265	Turner Pest Control ...	pest control		104.50	202,987.94
Bill Pmt -Ch...	06/29/202(	5266	RedTree Landscape ...	seasonal flowers		8,181.00	194,806.94
Bill Pmt -Ch...	06/30/202(	06302...	Duke Energy	Summary Bill		11,523.67	183,283.27
Bill Pmt -Ch...	06/30/202(	5267	Haven Management ...	Payroll Billing 6/14-6/28/26		5,306.25	177,977.02
Total 1. General Fund					21,498.49	121,032.36	177,977.02
TOTAL					**21,498.49**	**121,032.36**	**177,977.02**

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.: 2026-1500
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

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

Total **$3,200.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo affirm

View and pay

KUTAK ROCK LLP

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

Federal ID 47-0597598

May 28, 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. 3748717
Client Matter No. 12123-3
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3748717
12123-3

Re: Anchor Stone Dispute

For Professional Legal Services Rendered

04/01/26	P. O'Bryant	0.50	147.50	Correspondence regarding public records issues
04/16/26	P. O'Bryant	0.50	147.50	Correspondence regarding public records issues
04/17/26	P. O'Bryant	0.20	59.00	Correspondence with Anchor Stone regarding public records issues
04/30/26	P. O'Bryant	0.20	59.00	Correspondence with Anchor Stone regarding public records issues

TOTAL HOURS 1.40

TOTAL FOR SERVICES RENDERED $413.00

TOTAL CURRENT AMOUNT DUE $413.00

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

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

Federal ID 47-0597598

May 28, 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. 3748715
Client Matter No. 12123-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3748715
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

04/01/26	S. Sandy	Prepare for board meeting
04/02/26	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same

TOTAL FOR SERVICES RENDERED	$2,210.00
TOTAL CURRENT AMOUNT DUE	$2,210.00

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

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

Federal ID 47-0597598

May 28, 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. 3748714
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. 3748714
12123-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/26	S. Sandy	1.30	409.50	Review comments to Interim Engineers Service agreement; confer regarding same; prepare letter to Anchor Stone regarding obligations of public records custodians; conduct research regarding fence encroachment on District property
04/17/26	G. Lovett	0.80	224.00	Monitor legislative process relating to matters impacting special districts
04/20/26	S. Sandy	0.40	126.00	Prepare and review FYE 2027 budget documents
04/21/26	S. Sandy	0.30	94.50	Review Johnson engineering invoices; confer regarding same
04/23/26	S. Sandy	0.40	126.00	Confer with Thibault regarding landscape service agreement; review same
04/24/26	S. Sandy	0.40	126.00	Confer with Reed regarding final invoices from Johnson Engineering
04/27/26	S. Sandy	0.20	63.00	Review correspondence from Thibault regarding Pool Doctors warranty

04/28/26	S. Sandy	0.10	31.50	Review correspondence regarding pool
04/30/26	P. O'Bryant	0.60	177.00	Review Pool Doctor issue and analyze same
TOTAL HOURS		4.50		

TOTAL FOR SERVICES RENDERED	$1,377.50
TOTAL CURRENT AMOUNT DUE	$1,377.50

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

Invoice 34345

redtree
Landscape Systems

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

DATE	PLEASE PAY	DUE DATE
06/01/2026	$14,085.25	07/16/2026

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.

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
6/1/2026	66

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 - June	833.33	833.33
	Administrative Services - June	416.67	416.67
	Assessment Roll - June	416.67	416.67
	Dissemination Services - June	250.00	250.00
	Field Services - June	416.67	416.67
	Management Services - June	1,250.00	1,250.00
		Total	$3,583.34

DUKE ENERGY. duke-energy.com 877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

Bill date May 11, 2026
For service Apr 2 - May 1
30 days

Collective account number **9300 0001 2497**

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

Billing summary

Previous Amount Due	$12,284.27
Payment Received May 01	-12,284.27
Current Electric Charges	3,370.25
Current Lighting Charges	8,281.87
Taxes	122.28
Total Amount Due Jun 01	**$11,774.40**

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	134.72
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

$11,774.40
by Jun 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

8893000001249700066000000000000011774400011774400

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	131.97
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,634.61
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,173.54
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	286.14
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	92.93
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	318.46
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	3,156.60
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	33.25
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,259.15
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	528.71
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	243.20

DUKE ENERGY. duke-energy.com 877.372.8477

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	30.80
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	349.92
	Total Charges	**$11,774.40**

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 Apr 02 - May 01 3406 3358 48 48.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 4.59 2.12 0.09 5.28	$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 Apr 02 - May 01 110890 110091 799 799.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 76.43 35.33 1.56	$131.24
			Regulatory Assessment Fee Gross Receipts Tax	0.11 3.37	$3.48
			Total		**$134.72**
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 Apr 02 - May 01 2355 2316 39 39.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 3.73 1.72 0.08 6.55	$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 Apr 02 - May 01 1771 1754 17 17.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 1.63 0.75 0.03 9.67	$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 Apr 02 - May 01	Customer Charge Energy Charge Fuel Charge	17.92 2.39 1.11	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read:	1194	Asset Securitization Charge	0.05	
	Previous Read:	1169	Minimum Bill Adjustment	8.53	
	Billed Usage:	25			
	Billed kWh	25.000			
			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	
	Meter Number:	915209	Energy Charge	6.12	
	Bill Period:	Apr 02 - May 01	Fuel Charge	2.83	$30.00
	Present Read:	2983	Asset Securitization Charge	0.12	
	Previous Read:	2919	Minimum Bill Adjustment	3.01	
	Billed Usage:	64			
	Billed kWh	64.000			
			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	
	Meter Number:	4465473	Energy Charge	74.63	
	Bill Period:	Apr 02 - May 01	Fuel Charge	34.49	$128.56
	Present Read:	117413	Asset Securitization Charge	1.52	
	Previous Read:	116633			
	Billed Usage:	780			
	Billed kWh	780.000			
			Regulatory Assessment Fee	0.11	$3.41
			Gross Receipts Tax	3.30	
			Total		**$131.97**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	
	Bill Period:	Apr 02 - May 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	$1,628.28
			SV FLAGLER ACR 9500L	700.48	
			SV FLAGLER ACR 9500L	126.28	
			54W MITCH LED PT CLR	4.08	
			50 MTCH III 3K F	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49	
			Regulatory Assessment Fee	1.42	$6.33
			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	$3,160.56
			Energy Charge	193.91	

Billing details - continued

Account Information	Billing Details				Amounts
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Apr 02 - May 01	Fuel Charge	200.25	
			Asset Securitization Charge	2.50	
	49W TRADITIONAL LED	17	49W TRADITIONAL LED	6.95	
			213W LED SHBX BNZIII	14.42	
	54W MITCH LED PT CLR	133	54W MITCH LED PT CLR	118.86	
	54W MITCH LED TOPHAT	38	54W MITCH LED TOPHAT	33.96	
	50 MTCH III 3K F	114	50 MTCH III 3K F	128.64	
	50 MTCHR V 3K RBM	19	50 MTCHT III 3K TH	21.44	
	50 MTCHT III 3K TH	19	50MTCHTR III3K THRBM	33.96	
	50MTCHTR III3K THRBM	38	50 MTCHR V 3K RBM	16.98	
			SV FLAGLER ACR 9500L	971.12	
	213W LED SHBX BNZIII	75	SV DRC27500	132.00	
	SV DRC27500	1,188	49W TRADITIONAL LED	2.04	
	SV FLAGLER ACR 9500L	2,989	SV DRC27500	31.79	
			SV FLAGLER ACR 9500L	175.07	
			213W LED SHBX BNZIII	2.04	
			54W MITCH LED PT CLR	14.28	
			54W MITCH LED TOPHAT	4.08	
			50 MTCH III 3K F	12.24	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	4.08	
			50 MTCHR V 3K RBM	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	$12.98
			Gross Receipts Tax	10.23	
			Total		**$3,173.54**
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	8246383	Energy Charge	3.92	
	Bill Period:	Apr 02 - May 01	Fuel Charge	1.81	
	Present Read:	1930	Asset Securitization Charge	0.08	
	Previous Read:	1889	Minimum Bill Adjustment	6.27	
	Billed Usage:	41			
	Billed kWh	41.000			
			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	$278.75
	Meter Number:	1049785	Energy Charge	175.92	
	Bill Period:	Apr 02 - May 01	Fuel Charge	81.32	
	Present Read:	131866	Asset Securitization Charge	3.59	
	Previous Read:	130027			
	Billed Usage:	1839			
	Billed kWh	1839.000			

Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory Assessment Fee	0.24	$7.39
			Gross Receipts Tax	7.15	
			Total		**$286.14**
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4451364 Bill Period: Apr 02 - May 01 Present Read: 110034 Previous Read: 109522 Billed Usage: 512 Billed kWh 512.000		Customer Charge	17.92	$90.53
			Energy Charge	48.97	
			Fuel Charge	22.64	
			Asset Securitization Charge	1.00	
			Regulatory Assessment Fee	0.08	$2.40
			Gross Receipts Tax	2.32	
			Total		**$92.93**
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778290 Bill Period: Apr 02 - May 01 Present Read: 142351 Previous Read: 140290 Billed Usage: 2061 Billed kWh 2061.000		Customer Charge	17.92	$310.23
			Energy Charge	197.15	
			Fuel Charge	91.14	
			Asset Securitization Charge	4.02	
			Regulatory Assessment Fee	0.27	$8.23
			Gross Receipts Tax	7.96	
			Total		**$318.46**
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8263689 Bill Period: Apr 02 - May 01 Present Read: 2247 Previous Read: 2205 Billed Usage: 42 Billed kWh 42.000		Customer Charge	17.92	$30.00
			Energy Charge	4.02	
			Fuel Charge	1.86	
			Asset Securitization Charge	0.08	
			Minimum Bill Adjustment	6.12	
			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) Meter Number: 8246382 Bill Period: Apr 02 - May 01 Present Read: 2351 Previous Read: 2281 Billed Usage: 70 Billed kWh 70.000		Customer Charge	17.92	$30.00
			Energy Charge	6.70	
			Fuel Charge	3.10	
			Asset Securitization Charge	0.14	
			Minimum Bill Adjustment	2.14	
			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 Apr 02 - May 01 2104 2072 32 32.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 3.06 1.42 0.06 7.54	$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 Apr 02 - May 01 1946 1912 34 34.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	17.92 3.26 1.50 0.07 7.25	$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 MTCH III 3K F 50 MTCHR III 3K RBM 50 MTCHT III 3K TH SV FLAGLER ACR 9500L	 Apr 02 - May 01 17 57 19 38 19 4,067	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge 50 OTRAD BLK III 3K 50 MTCHT III 3K TH 50 MTCHR III 3K RBM 50 MTCH III 3K F 54W MITCH LED PT CLR SV FLAGLER ACR 9500L 50 OTRAD BLK III 3K 50 MTCHT III 3K TH 50 MTCHR III 3K RBM 50 MTCH III 3K F 54W MITCH LED PT CLR SV FLAGLER ACR 9500L 35 TT CNCRT/N-FLD MOUNT/1-4FIX 16 DEC CNCRT W/DEC BS/ WSHNGTN	1.92 176.60 182.39 2.28 8.32 21.44 33.96 21.44 50.94 1,321.36 2.04 2.04 4.08 2.04 6.12 238.21 7.39 1,061.97	$3,144.54
			Regulatory Assessment Fee Gross Receipts Tax	2.74 9.32	$12.06
			Total		**$3,156.60**
910089428893 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$32.39

Billing details - continued

Account Information	Billing Details				Amounts
2444 SUNLAKE BLVD LUTZ FL 33558	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4465449 Apr 02 - May 01 6042 5940 102 102.000	Energy Charge Fuel Charge Asset Securitization Charge	9.76 4.51 0.20	
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.83	$0.86
			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) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 222519 Apr 02 - May 01 571227 562705 8522 8522.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 815.22 376.84 16.62	$1,226.60
			Regulatory Assessment Fee Gross Receipts Tax	1.07 31.48	$32.55
			Total		**$1,259.15**
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 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	 915370 Apr 02 - May 01 2170 2125 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**
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	 5407312 Apr 02 - May 01 387596 384091 3505 3505.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	17.92 335.30 154.99 6.83	$515.04
			Regulatory Assessment Fee Gross Receipts Tax	0.45 13.22	$13.67
			Total		**$528.71**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read:	 2778178 Apr 02 - May 01 53844 53844	Customer Charge Minimum Bill Adjustment	17.92 12.08	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Billed Usage:	0			
	Billed kWh	0.000			
			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)		Customer Charge	17.92	$236.91
	Meter Number:	1015813	Energy Charge	147.70	
	Bill Period:	Apr 02 - May 01	Fuel Charge	68.28	
			Asset Securitization Charge	3.01	
	Present Read:	341224			
	Previous Read:	339680			
	Billed Usage:	1544			
	Billed kWh	1544.000			
			Regulatory Assessment Fee	0.21	$6.29
			Gross Receipts Tax	6.08	
			Total		**$243.20**
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	915368	Energy Charge	3.73	
	Bill Period:	Apr 02 - May 01	Fuel Charge	1.72	
			Asset Securitization Charge	0.08	
	Present Read:	1889	Minimum Bill Adjustment	6.55	
	Previous Read:	1850			
	Billed Usage:	39			
	Billed kWh	39.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	17.92	$30.00
	Meter Number:	2776049	Energy Charge	0.28	
	Bill Period:	Apr 02 - May 01	Fuel Charge	0.13	
			Asset Securitization Charge	0.01	
	Present Read:	10	Minimum Bill Adjustment	11.66	
	Previous Read:	7			
	Billed Usage:	3			
	Billed kWh	3.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.92	$348.49
	Bill Period:	Apr 02 - May 01	Energy Charge	20.52	
			Fuel Charge	21.19	
	SV FLAGLER ACR 9500L	490	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

Billing details - continued

Account Information	Billing Details		Amounts
	Gross Receipts Tax	1.13	
		Total	**$349.92**
		Total Amount Due	**$11,774.40**

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
6/2/2026	68

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 5/17-5/30/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 5/17-5/30/26 80 hrs @ 25/Hr	2,000.00	2,000.00
	Facility Attendant 5/17-5/30/26 53 hrs @ 25/Hr	1,325.00	1,325.00
	Management Fee	41.55	41.55
		Total	$6,693.75

COST	QTY.	ITEM	UNIT PRICE	PRICE

Heidi Clawson
2026.06.02 21:19:29 -04'00

Don Harrison Enterprises LLC

2510 Priscilla Ct. Lutz, FL 33559-5679
(813) 363-6286
400434 #13010124

Nº 3192

DATE 06 / 01 / 26

NAME Long Lake Ranch CDD.
STREET 255 S Primera Blvd Ste 260 PHONE
CITY Lake Mary STATE FL ZIP 32746
JOB NAME/LOCATION 12323 Sunlake Blvd JOB PHONE
ADDRESS
SCHEDULED DATE/TIME
WORK TAKEN BY Don ORDERED BY Patricia Comings Thibault

DESCRIPTION OF WORK

(2) Trips for Assisting and Evaluating Problem with Irrigation Well Pump; Called Duke Energy & Coordinated A Power Hookup in Transformer Feeding meter Service feeding well Pump. Returned to Check to make Sure power was back on and Ready for Tomorrow well Drilling to Activate V.F.D. and New Pump motor.

ASK ABOUT OUR SERVICE CONTRACTS

TECHNICIAN	ARRIVE	LEAVE	TOTAL HRS.	RATE	TOTAL LABOR
Don	05-26	26	1	160.00	320.00
Don	06-01	26	1		

TOTALS	☐ CC	CHARGES	AMOUNT
	☐ BILL	PARTS N/A	
MAT.	☐ $	LABOR	320.00
PERMITS	☐ CK	SERVICE CALL X 2	120.00
MISC.		PREVENTIVE MAINTENANCE DISCOUNT	
TAX			
LABOR		TOTAL AMOUNT DUE	$440.00
TOTAL			

PARTS WARRANTY - All parts as recorded are warranted as per manufacturer specifications.
LABOR GUARANTEE - The labor charges as recorded here are relative to the equipment serviced as noted, is guaranteed for a period of 30 days.

UPON INSPECTION, OUR TRAINED PERSONNEL RECOMMEND THE FOLLOWING:

AUTHORIZATION FOR SERVICE: The undersigned hereby warrants that he has the full right and authority to enter into this agreement and accepts responsibility for any charges incurred at the established hourly rate and for a trip charge. If applicable, subject to the terms and conditions herein. It is understood and agreed that venue for any cause of action arising out of this agreement shall be in Hillsborough County, Florida, and that the customer shall be responsible for any reasonable attorney's fees and collection costs. Late charges of 1.5% per month on all past due balances.

CUSTOMER SIGNATURE
I hereby accept above service as being satisfactory and acknowledge that equipment has been left in good condition.

DATE COMPLETED 06-01-26
TERMS: Net Due Upon Completion

CUSTOMER SIGNATURE

Coastal Waste & Recycling

www.coastalwasteinc.com

INVOICE

Invoice	SW0002010081
Page	Page 1 of 1
Date	05/31/2026
Customer	16948
Site	0
PO Number	
Due Date	06/25/2026

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				
31 - May	MONTHLY - WASTE COLLECTION (Jun 01/26 - Jun 30/26)		$103.84	1.00	$103.84
31 - May	ADMIN FEE - MONTHLY (Jun 01/26 - Jun 30/26)		$3.95	1.00	$3.95
31 - May	RECOVERY FEE				$15.57
			INVOICE TOTAL		$123.36

AUTO DRAFT

Please return this portion with payment to:

Coastal Waste & Recycling
PO Box 632201
Cincinnati, OH 45263-2201

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

INVOICE TOTAL $123.36

Invoice	SW0002010081
Date	05/31/2026
Customer	16948
Site	0
PO Number	
Due Date	06/25/2026

For information on additional payment options, please visit our website at **www.coastalwasteinc.com/pay-online/**

AMOUNT REMITTED:

Accounts that are more than 30 days past due are subject to a late charge of 1.5% per month. The services identified in this invoice are governed by our Terms and Conditions, which are available at https://www.coastalwasteinc.com/terms-and-conditions.

0025756SW0169480000SW0002010081000000000005

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Long Lake Ranch Community Development District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

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

Invoice details
Invoice no.: 32881
Terms: Net 45
Invoice date: 01/22/2026
Due date: 03/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.10.25 & 12.11.25 Sundale Boulevard Timer Repaired two leaks on the island next to the roundabout, changed 28 maxi jet, and installed 4 maxi jet stakes.			
2.		**Sales**	maxi jet	28	$5.50	$154.00
3.		**Sales**	soil staples	9	$0.35	$3.15
4.		**Sales**	combo drip tee	2	$1.50	$3.00
5.		**Sales**	drip coupling	12	$0.50	$6.00
6.		**Sales**	3/4" male adapter	1	$1.00	$1.00
7.		**Sales**	3/4"x1" poly nipple	2	$1.25	$2.50
8.		**Sales**	labor-technician	3	$65.00	$195.00
			Total			**$364.65**

4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Cooper Pools
844-766-5256

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/29/2026	$1,422.50	04/29/2026

Long Lake Ranch
19037 Long Lake Ranch Boulevard
Lutz FL 33558

INVOICE NO. 721 - FINAL INVOICE

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

Install main drain and repair surface

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

INVOICE NO. 721

Direct Deposit

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

DUE DATE: **05/29/2026** **AMOUNT DUE:** **$1,422.50**

ENGAGE PEO

Invoice	**125224**
Date	**06/05/2026**
Pay Period Ending	05/31/2026
Control Number	637-20266

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**

Check pmts

PAID - Ref **XXXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment

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

Invoice

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35298	06/03/2026	$256.99	06/18/2026	Net 15	

P.O. NUMBER
11376

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/27/2026	**Access/ Gate:Service** Reason for call: 1. Foxtail armature broke off gate - please repair. 2. Clubhouse tennis court gate not locking - please check. Tech notes: 1. Reinstalled armature with new hardware pack & tested - OK. 2. Right tennis court gate not locking due to bad exit button. Replaced exit button and tested - OK.	1	145.00	145.00
05/27/2026	**Access/ Gate:Parts** HDWPK Armature hardware bolts	1	12.99	12.99
05/27/2026	**Access/ Gate:Parts** SD-6276 Piezoelectric illuminated RTE button with timer	1	99.00	99.00

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

SUBTOTAL	256.99
TAX (0.075)	0.00
TOTAL	256.99
BALANCE DUE	**$256.99**

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

Invoice

Date: 6/3/2026
Invoice #: 2026-399

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:
6/3/2026	May 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	41.67%	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**

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1576070

Billing Code: 51-BID-8200924
Fee Amount: $280.00

For: Swimming Pools Public Pool > 25000 Gallons

To: **Long Lake Ranch Community Development District**
255 Primera Blvd, Ste 160
Lake Mary, FL 32746

Total Amount Due: $280.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (W)**

Or pay online at www.MyFloridaEHPermit.com.

Account Information for:	51-60-1576070	County Mailing Address 1:	7509 State Road 52 Ste 150
Facility Name:	Long Lake Ranch Zero Entry Pool	County Mailing Address 2:	
Location Address 1:	19037 Long Lake Ranch Blvd,	County Mailing City:	Hudson
Location Address 2:		County Mailing State:	FL
City:	Lutz	County Mailing Zip Code:	34667
State:	FL		
Zip Code:	33558		
Owner Name:	Long Lake Ranch Community Development D	Facility Contact Name:	Long Lake Ranch Community Developmer
Owner Address 1:	255 Primera Blvd, Ste 160	Work Phone:	(813) 533-2950
Owner Address 2:	Lake Mary, FL 32746	Home Phone:	
Owner City:	Lake Mary		
Owner State:	FL		
Owner Zip Code:	32746		
Work Phone:	(813) 533-2950		
Home Phone:			

Signature: _____ Date: _____

[Environmental Health Division - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1576070

Billing Code: 51-BID-8200924
Fee Amount: $280.00

For: Swimming Pools Public Pool > 2

To: **Long Lake Ranch Community Development Distri**
255 Primera Blvd, Ste 160
Lake Mary, FL 32746

Total Amount Due: $280.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1745199

Billing Code: 51-BID-8200962
Fee Amount: $280.00

For: Swimming Pools Public Pool > 25000 Gallons

To: **Long Lake Ranch Community Development District**
255 Primera Blvd, Ste 160
Lake Mary, FL 32746

Total Amount Due: $280.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (W)**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for:	51-60-1745199	County Mailing Address 1:	7509 State Road 52 Ste 150
Facility Name:	Long Lake Ranch Amenity Center Multi Family Pool	County Mailing Address 2:	
Location Address 1:	2930 Lake Waters Pl,	County Mailing City:	Hudson
Location Address 2:		County Mailing State:	FL
City:	Lutz	County Mailing Zip Code:	34667
State:	FL		
Zip Code:	33558		
Owner Name:	Long Lake Ranch Community Development D	Facility Contact Name:	Long Lake Ranch Community Developmer
Owner Address 1:	255 Primera Blvd, Ste 160	Work Phone:	(813) 533-2950
Owner Address 2:	Lake Mary, FL 32746	Home Phone:	
Owner City:	Lake Mary		
Owner State:	FL		
Owner Zip Code:	32746		
Work Phone:	(813) 533-2950		
Home Phone:			

Signature: _____ Date: _____

[Environmental Health Division - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-1745199

Billing Code: 51-BID-8200962
Fee Amount: $280.00

For: Swimming Pools Public Pool > 2

To: **Long Lake Ranch Community Development Distri**
255 Primera Blvd, Ste 160
Lake Mary, FL 32746

Total Amount Due: $280.00

Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Long Lake Ranch Community Development District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

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

Invoice details
Invoice no.: 32880
Terms: Net 45
Invoice date: 01/22/2026
Due date: 03/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.10.25			
			Long Lake Boulevard Controller			
2.		**Sales**	Drip Couplers	4	$0.50	$2.00
3.		**Sales**	Drip pipe (NO CHARGE)			
4.		**Sales**	9volt batteries	1	$12.95	$12.95
5.		**Sales**	Maxi jet (ADJUSTED)			
6.		**Sales**	Combo Drip Tee	1	$1.50	$1.50
7.		**Sales**	labor-technician	1.5	$65.00	$97.50
			Total			**$113.95**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Long Lake Ranch Community Development District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

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

Invoice details
Invoice no.: 32882
Terms: Net 45
Invoice date: 01/22/2026
Due date: 03/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.3.25 Repaired and adjustments made on zones 9,10,11,12,13,14,16 & 17. Cleaned around the spray heads and programmed the controller.			
2.		**Sales**	drip coupling	2	$0.50	$1.00
3.		**Sales**	drip pipe	6	$1.00	$6.00
4.		**Sales**	nozzles	6	$2.88	$17.28
5.		**Sales**	maxi jet	1	$5.50	$5.50
6.		**Sales**	6" spray head	2	$21.56	$43.12
7.		**Sales**	3/4" coupling	1	$1.00	$1.00
8.		**Sales**	1/2"x3/4" RB	1	$1.25	$1.25
9.		**Sales**	1/2" schedule 40 PVC pipe	1	$0.50	$0.50
10.		**Sales**	1/2" slip fix	1	$10.31	$10.31

11.	**Sales**	Labor-technician	5	$65.00	$325.00
		Total			**$410.96**

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Long Lake Ranch Community Development District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

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

Invoice details
Invoice no.: 32705
Terms: Net 45
Invoice date: 01/08/2026
Due date: 02/22/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 12.1.25 Diagnosing the wire path from the box on the south side of the fence at the playground- loss of power to ignite the dog park island, which is not working, working off the timer. Dug up to the sleeve next to the dog park. We temporarily ran wires across the parking lot, and we were able to get the zones to come on and work correctly.			
2.		**Sales**	Labor-Technician	16	$65.00	$1,040.00
			Total			**$1,040.00**

LONG LAKE RANCH

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

PIN:
8323

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 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
Jun 08

Bill history		
Previous balance		$150.99
Payment received by May 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 05172026 NNNNNN 01 999838

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

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

752005813949602806152100000000000000150995

LONG LAKE RANCH

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

PIN:
8323

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 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:
813-949-6028-061521-5

PIN:
8323

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 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

05.15-06.14	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:
813-406-4423-061521-5

PIN:
8336

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 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
Jun 08

Bill history	
Previous balance	$288.26
Payment received by May 15, thank you	-$288.26

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

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 05172026 NNNNNN 01 971097

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.

972006813406442306152100000000000000288265

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 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:
May 15, 2026

Billing Period:
May 15 - Jun 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

05.15-06.14	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
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
	Frontier Roadwork Recovery Surcharge	$4.50
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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or https://frontierwhitepages.dirxion.com/. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

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

Continued on next page

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 14, 2026

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.

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:
813-406-4423-061521-5

PIN:
8336

Billing Date:
May 15, 2026

Billing Period:
May 15 - Jun 14, 2026

Frontier

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Apr 20	10:42A	2.0	DD	BRADENTON FL 941-748-3399	$0.00	U
Subtotal						$0.00	

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	May 08	8:47A	2.0	DD	EUSTIS FL 352-636-0226	$0.00	U
2	May 11	6:49A	1.0	DD	INDIANAPLS IN 317-658-0325	$0.00	U
Subtotal						$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	3	5	$0.00
Total	3	5	$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	2	$0.00
Interstate	1	1	$0.00
Intrastate	1	2	$0.00
Total	3	5	$0.00

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (727) 810-4464
redtreelandscapesystems.com

Bill to
Long Lake Ranch Community Development District
C/o Anchor Stone Management, LLC
255 Primera Blvd, Ste 160
Lake Mary, FL 32746 USA

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

Invoice details
Invoice no.: 32265
Terms: Net 45
Invoice date: 11/21/2025
Due date: 01/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 10.24.25 Inspected the controller across from the Basketball courts—repairs made after the inspection to zones 1, 3, and 4.			
2.		**Sales**	Maxi Jet	12	$5.50	$66.00
3.		**Sales**	Maxi Jet Stakes	1	$5.50	$5.50
4.		**Sales**	Labor-Technician	0.75	$65.00	$48.75
			Total			**$120.25**

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.: 34559
Terms: Net 45
Invoice date: 06/10/2026
Due date: 07/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Sales**	FOX TAIL PUMP REPLACEMENT FROM APPROVED PROPOSAL: SCOPE OF WORK: *The existing 7.5 HP submersible pump near 18980 Nightshade Drive has failed electrically, showing no continuity and a direct short to ground. In addition, the pump, a 4" unit rated at 90 GPM under high static conditions, is currently operating outside of its optimal efficiency range. Since motors manufactured after 2016 are required to meet more stringent NPSHA standards, they are designed to be more energy efficient but are less tolerant of adverse operating conditions. In this application, the 7.5 HP pump is operating too far to the right on its performance curve, exceeding the motor's nameplate horsepower rating. Reducing the system to a 5 HP pump would result in insufficient flow capacity. To address these issues, we recommend installing a variable frequency drive (VFD). This will provide power factor correction, improve operational efficiency, and offer enhanced protection for the	1	$17,256.54	$17,256.54

replacement of a 7.5 HP.

Additionally, the existing bladder tank appears to be original and is showing significant corrosion, with areas near the side tag nearly rusted through.

MATERIALS:
* (1) Yaskawa IQ Pump Micro 18 Amp 460 VAC NEMA 4 x Variable Frequency Drive.
*(1) Franklin Electric 90 G.P.M 7.5 Horsepower 460 VAC Submersible Pump.
*(1) WX205 Well x Trol Bladder Tank.
*(Pressure Transducer.
*Labor

Total **$17,256.54**

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.: 34558
Terms: Net 45
Invoice date: 06/10/2026
Due date: 07/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 6.3.26 Emergency call - monument corner of Sundale and LLR Blvd, stuck valve.			
2.		**Sales**	service fee	2	$125.00	$250.00
			Total			**$250.00**

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.: 34557
Terms: Net 45
Invoice date: 06/10/2026
Due date: 07/25/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Irrigation repairs were performed as follows on 5.21.26 Inspected the system on a service call and found the controller not functioning correctly.			
2.		**Sales**	service call-labor-technician	3	$125.00	$375.00
			Total			**$375.00**

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.: 34105
Terms: Net 45
Invoice date: 05/07/2026
Due date: 06/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			FLUSH CUT & STUMP GRING FROM APPROVED PROPOSAL - BASKETBALL COURT & AMENITIES CENTER: Scope of Work: *Flush cut and stump grinding of (2) Pine trees at the Basketball Court.			
2.		**Arbor Care**	Flush Cut	1	$400.00	$400.00
3.		**Landscape Construction**	Stump grinding	1	$400.00	$400.00
			Total			**$800.00**

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
6/16/2026	71

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 5/31-6/13/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 5/31-6/13/26 41 hrs @ 25/Hr	1,025.00	1,025.00
	Facility Attendant 5/31-6/13/26 52 hrs @ 25/Hr	1,300.00	1,300.00
	Management Fee	41.55	41.55
		Total	$5,693.75

ENGAGE PEO

Invoice	**125546**
Date	**06/18/2026**
Pay Period Ending	06/30/2026
Control Number	637-20267

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**

check pmts

PAID - Ref **XXXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment

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: 24571184
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

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	4/15/2026	28152	5/15/2026	28233	30	81

Usage History

	Water	Irrigation
May 2026		81
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

Transactions

Previous Bill		678.45
Payment 05/21/26		-678.45 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	6.0 Thousand Gals X $9.36	56.16
Total Current Transactions		444.45
TOTAL BALANCE DUE		**$444.45**

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.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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	444.45
Total Balance Due	**$444.45**
Due Date	**6/19/2026**

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

The Total Due will be electronically transferred on 06/19/2026.

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: 24571189
Billing Date: 6/2/2026
Billing Period: 4/15/2026 to 5/15/2026

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	4/15/2026	465	5/15/2026	488	30	23

Usage History

	Water
May 2026	23
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

Transactions

Previous Bill		163.50
Payment 05/21/26		-163.50 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	23.0 Thousand Gals X $2.18	50.14
Sewer		
Sewer Base Charge		103.45
Sewer Charges	23.0 Thousand Gals X $7.20	165.60
Total Current Transactions		360.48
TOTAL BALANCE DUE		**$360.48**

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.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	0928725
Customer #	01307800
Balance Forward	0.00
Current Transactions	360.48
Total Balance Due	**$360.48**
Due Date	**6/19/2026**

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

The Total Due will be electronically transferred on 06/19/2026.

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

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920002887005	**Submitted Date**	Friday, 06/19/2026
Status	IN PROCESS	**Submitted Time**	03:38 PM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	**Debit Date**	Tuesday, 06/23/2026
Document Type	Tax or Fee Payment	**Filling Period End Date**	05/31/2026
Amount Paid	$38.50		
Payment Amount	$38.50		
Fee Amount	$0.00		

Electronic Check Information

Bank Nickname	N/A	**Routing Number**	XXXXX4030
Bank Account Type	BUSINESS/CORPORATE CHECKING	**Account Number**	XXXXXXXXXXXXX3902

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017823328-7	05/31/2026	$38.50

06/19/2026

ADS
ADVANCED DRAINAGE SOLUTIONS

Invoice for Mitered End Section Repair & Erosion Stabilization

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 06/19/2026
Invoice No. : 1184
Bill To: Long Lake Ranch CDD
255 Primera Blvd
Lake Mary, FL 32746

Work Completed

Repaired mitered end sections (MES) at two locations along the pond on Roseate Dr. Structures were exhibiting erosion and undermining requiring stabilization. Completed repairs to restore structural integrity and provide long-term erosion protection.Repaired mitered end sections (MES) at two locations along the pond on Roseate Dr. Structures were exhibiting erosion and undermining requiring stabilization. Completed repairs to restore structural integrity and provide long-term erosion protection.

Scope of Work

1. Repaired compromised mitered end sections (MES)
2. Installed compacted #57 stone beneath the mitered end section to prevent further undermining
3. Placed filter fabric and riprap extending a minimum of 2 feet from the existing structure to stabilize the surrounding area
4. Addressed erosion beneath existing structures
5. Restored disturbed areas with sod upon completion

Project Pricing

Location 1A: $1,650.00
Location 1B: 1,650.00

Total Cost: $3,300.00

*Please make all checks payable to **Advanced Drainage Solutions** and remit payment to **P.O. Box 526, Land O' Lakes, FL 34639**. Payment is due upon receipt. We appreciate your business and look forward to working with you again!*

06/19/2026

ADS
ADVANCED DRAINAGE SOLUTIONS

Invoice for Pond Bank Stabilization & Structural Erosion Repair

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 06/19/2026
Invoice No. : 1183
Bill To: Long Lake Ranch CDD
255 Primera Blvd
Lake Mary, FL 32746

Work Completed

Location 3 – Structural Stabilization & Erosion Repair

Installed #57 stone beneath undermined areas to stabilize foundation and restore support. Installed Mirafi filter fabric around structure for subgrade separation and filtration. Placed riprap approximately 2 feet around structure to provide long-term erosion protection and structural armoring. Restored all disturbed areas to original condition upon completion.

$1,450.00

Location 6 – Structural Repair & Structural Armoring

Dewatered structure to allow for access and repair work. Performed pressure grouting to seal visible cracks and voids within structure. Backfilled eroded areas using crushed concrete and suitable fill material, placed and compacted to restore proper grade. Installed Mirafi filter fabric followed by placement of riprap around structure for long-term stabilization and erosion protection. Restored all disturbed areas to original condition upon completion.

$1,975.00

Project Pricing

Location 3: $1,450.00
Location 6: $1,975.00

Total Cost: $3,425.00

*Please make all checks payable to **Advanced Drainage Solutions** and remit payment to **P.O. Box 526, Land O' Lakes, FL 34639**. Payment is due upon receipt. We appreciate your business and look forward to working with you again!*

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
AP@HAVENMGTSOL.COM
FL

Invoice No. *376921*
Date *06/22/2026*
Client No. *40483*

Services rendered in connection with the audit of the Basic Financial Statements as of and for the year ended September 30, 2025.

Total Invoice Amount $ 3,700.00

You can pay online at: https://treasurecoastcpas.com or

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank, McGuire & Gonano CPAs PL
Invoice Payment

POWERED BY CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

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

BASKETBALL COURT & AMENITIES CENTER

FLUSH CUT & STUMP GRIND PROPOSAL

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

April 7, 2026

Scope of Work:

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

Heidi Clawson

2026.04.08 20:24:22 -04'00

TOTAL: $4,400.00

_____ **Authorized Signature to Proceed**

_____/_____/_____ **Date of Authorization**

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

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622408188
DATE:	06/26/2026
ORDER:	622408188

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
06/26/2026	06:35 AM						06:35 AM

Purchase Order	Terms	Last Service	Map Code				Time Out
	NET 30	06/26/2026					07:31 AM

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 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.: 34678
Terms: Net 45
Invoice date: 06/25/2026
Due date: 08/09/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Landscape Construction**	SEASONAL COLOR ROTATION	3636	$2.25	$8,181.00
			Total			**$8,181.00**

DUKE ENERGY. duke-energy.com 877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

Bill date Jun 9, 2026
For service May 2 - Jun 1
31 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	$11,774.40
Payment Received Jun 01	-11,774.40
Current Electric Charges	3,187.51
Current Lighting Charges	8,220.35
Taxes	115.81
Total Amount Due Jun 30	**$11,523.67**

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	102.23
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

$11,523.67
by Jun 30

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

8893000001249700066000000000000011523670001152367 8

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	76.97
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,622.52
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,148.22
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	318.08
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	65.34
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	422.56
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	3,133.53
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	33.21
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	1,222.02
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	497.33
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	30.80
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	103.21

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	347.25
	Total Charges	**$11,523.67**

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: 4513470 Bill Period: May 02 - Jun 01 Present Read: 3455 Previous Read: 3406 Billed Usage: 49 Billed kWh 49.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 4.72 1.89 0.10 5.28	$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: 1049037 Bill Period: May 02 - Jun 01 Present Read: 111487 Previous Read: 110890 Billed Usage: 597 Billed kWh 597.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 57.37 23.04 1.16	$99.58
			Regulatory Assessment Fee Gross Receipts Tax	0.09 2.56	$2.65
			Total		**$102.23**
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8246384 Bill Period: May 02 - Jun 01 Present Read: 2398 Previous Read: 2355 Billed Usage: 43 Billed kWh 43.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 4.14 1.66 0.08 6.11	$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: 3410166 Bill Period: May 02 - Jun 01 Present Read: 1788 Previous Read: 1771 Billed Usage: 17 Billed kWh 17.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 1.64 0.66 0.03 9.66	$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: 4463323 Bill Period: May 02 - Jun 01		Customer Charge Energy Charge Fuel Charge	18.01 2.69 1.08	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read: 1222 Previous Read: 1194 Billed Usage: 28 Billed kWh 28.000		Asset Securitization Charge Minimum Bill Adjustment	0.05 8.17	
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915209 Bill Period: May 02 - Jun 01 Present Read: 3059 Previous Read: 2983 Billed Usage: 76 Billed kWh 76.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 7.31 2.93 0.15 1.60	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			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) Meter Number: 4465473 Bill Period: May 02 - Jun 01 Present Read: 117830 Previous Read: 117413 Billed Usage: 417 Billed kWh 417.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 40.07 16.09 0.81	$74.98
			Regulatory Assessment Fee Gross Receipts Tax	0.07 1.92	$1.99
			Total		**$76.97**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: May 02 - Jun 01 54W MITCH LED PT CLR 38 50 MTCH III 3K F 19 SV FLAGLER ACR 9500L 2,156		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge 50 MTCH III 3K F 54W MITCH LED PT CLR SV FLAGLER ACR 9500L SV FLAGLER ACR 9500L 54W MITCH LED PT CLR 50 MTCH III 3K F 16 DEC CNCRT W/DEC BS/ WSHNGTN	1.93 93.06 83.54 1.20 21.44 33.96 700.48 126.28 4.08 2.04 548.49	$1,616.50
			Regulatory Assessment Fee Gross Receipts Tax	1.41 4.61	$6.02
			Total		**$1,622.52**
910089562682 LONG LAKE RANCH COMM DEV DIS	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge Energy Charge	1.93 194.70	$3,135.89

Billing details - continued

Account Information	Billing Details				Amounts
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	May 02 - Jun 01	Fuel Charge	174.78	
			Asset Securitization Charge	2.50	
	49W TRADITIONAL LED	17	49W TRADITIONAL LED	6.95	
			213W LED SHBX BNZIII	14.42	
	54W MITCH LED PT CLR	133	54W MITCH LED PT CLR	118.86	
	54W MITCH LED TOPHAT	38	54W MITCH LED TOPHAT	33.96	
	50 MTCH III 3K F	114	50 MTCH III 3K F	128.64	
	50 MTCHR V 3K RBM	19	50 MTCHT III 3K TH	21.44	
	50 MTCHT III 3K TH	19	50MTCHTR III3K THRBM	33.96	
	50MTCHTR III3K THRBM	38	50 MTCHR V 3K RBM	16.98	
			SV FLAGLER ACR 9500L	971.12	
	213W LED SHBX BNZIII	75	SV DRC27500	132.00	
	SV DRC27500	1,188	49W TRADITIONAL LED	2.04	
	SV FLAGLER ACR 9500L	2,989	SV DRC27500	31.79	
			SV FLAGLER ACR 9500L	175.07	
			213W LED SHBX BNZIII	2.04	
			54W MITCH LED PT CLR	14.28	
			54W MITCH LED TOPHAT	4.08	
			50 MTCH III 3K F	12.24	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	4.08	
			50 MTCHR V 3K RBM	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	945.27	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	88.68	
			Regulatory Assessment Fee	2.73	$12.33
			Gross Receipts Tax	9.60	
			Total		**$3,148.22**
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$30.00
	Meter Number:	8246383	Energy Charge	3.94	
	Bill Period:	May 02 - Jun 01	Fuel Charge	1.58	
			Asset Securitization Charge	0.08	
	Present Read:	1971	Minimum Bill Adjustment	6.39	
	Previous Read:	1930			
	Billed Usage:	41			
	Billed kWh	41.000			
			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	18.01	$309.86
	Meter Number:	1049785	Energy Charge	205.25	
	Bill Period:	May 02 - Jun 01	Fuel Charge	82.43	
			Asset Securitization Charge	4.17	
	Present Read:	134002			
	Previous Read:	131866			
	Billed Usage:	2136			
	Billed kWh	2136.000			

Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory Assessment Fee	0.27	$8.22
			Gross Receipts Tax	7.95	
			Total		**$318.08**
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4451364 Bill Period: May 02 - Jun 01 Present Read: 110368 Previous Read: 110034 Billed Usage: 334 Billed kWh 334.000		Customer Charge	18.01	$63.65
			Energy Charge	32.10	
			Fuel Charge	12.89	
			Asset Securitization Charge	0.65	
			Regulatory Assessment Fee	0.06	$1.69
			Gross Receipts Tax	1.63	
			Total		**$65.34**
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778290 Bill Period: May 02 - Jun 01 Present Read: 145232 Previous Read: 142351 Billed Usage: 2881 Billed kWh 2881.000		Customer Charge	18.01	$411.64
			Energy Charge	276.83	
			Fuel Charge	111.18	
			Asset Securitization Charge	5.62	
			Regulatory Assessment Fee	0.36	$10.92
			Gross Receipts Tax	10.56	
			Total		**$422.56**
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8263689 Bill Period: May 02 - Jun 01 Present Read: 2292 Previous Read: 2247 Billed Usage: 45 Billed kWh 45.000		Customer Charge	18.01	$30.00
			Energy Charge	4.31	
			Fuel Charge	1.74	
			Asset Securitization Charge	0.09	
			Minimum Bill Adjustment	5.85	
			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) Meter Number: 8246382 Bill Period: May 02 - Jun 01 Present Read: 2418 Previous Read: 2351 Billed Usage: 67 Billed kWh 67.000		Customer Charge	18.01	$30.00
			Energy Charge	6.44	
			Fuel Charge	2.59	
			Asset Securitization Charge	0.13	
			Minimum Bill Adjustment	2.83	
			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: 4470114 Bill Period: May 02 - Jun 01 Present Read: 2140 Previous Read: 2104 Billed Usage: 36 Billed kWh 36.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 3.45 1.39 0.07 7.08	$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: 4522761 Bill Period: May 02 - Jun 01 Present Read: 1981 Previous Read: 1946 Billed Usage: 35 Billed kWh 35.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 3.35 1.35 0.07 7.22	$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: May 02 - Jun 01 50 OTRAD BLK III 3K 17 54W MITCH LED PT CLR 57 50 MTCH III 3K F 19 50 MTCHR III 3K RBM 38 50 MTCHT III 3K TH 19 SV FLAGLER ACR 9500L 4,067		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge 50 OTRAD BLK III 3K 50 MTCHT III 3K TH 50 MTCHR III 3K RBM 50 MTCH III 3K F 54W MITCH LED PT CLR SV FLAGLER ACR 9500L 50 OTRAD BLK III 3K 50 MTCHT III 3K TH 50 MTCHR III 3K RBM 50 MTCH III 3K F 54W MITCH LED PT CLR SV FLAGLER ACR 9500L 35 TT CNCRT/N-FLD MOUNT/1-4FIX 16 DEC CNCRT W/DEC BS/ WSHNGTN	1.93 177.32 159.19 2.28 8.32 21.44 33.96 21.44 50.94 1,321.36 2.04 2.04 4.08 2.04 6.12 238.21 7.39 1,061.97	$3,122.07
			Regulatory Assessment Fee Gross Receipts Tax	2.72 8.74	$11.46
			Total		**$3,133.53**
910089428893 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$32.35

Billing details - continued

Account Information	Billing Details				Amounts
2444 SUNLAKE BLVD LUTZ FL 33558	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4465449 May 02 - Jun 01 6147 6042 105 105.000	Energy Charge Fuel Charge Asset Securitization Charge	10.09 4.05 0.20	
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.83	$0.86
			Total		**$33.21**
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 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	222519 May 02 - Jun 01 579808 571227 8581 8581.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 824.55 331.14 16.73	$1,190.43
			Regulatory Assessment Fee Gross Receipts Tax	1.04 30.55	$31.59
			Total		**$1,222.02**
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 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	915370 May 02 - Jun 01 2216 2170 46 46.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 4.43 1.78 0.09 5.69	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	5407312 May 02 - Jun 01 391010 387596 3414 3414.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 328.06 131.75 6.66	$484.48
			Regulatory Assessment Fee Gross Receipts Tax	0.42 12.43	$12.85
			Total		**$497.33**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read:	2778178 May 02 - Jun 01 53915 53844	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 6.83 2.74 0.14 2.28	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Billed Usage:	71			
	Billed kWh	71.000			
			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)		Customer Charge	18.01	$100.54
	Meter Number:	1015813	Energy Charge	58.04	
	Bill Period:	May 02 - Jun 01	Fuel Charge	23.31	
			Asset Securitization Charge	1.18	
	Present Read:	341828			
	Previous Read:	341224			
	Billed Usage:	604			
	Billed kWh	604.000			
			Regulatory Assessment Fee	0.09	$2.67
			Gross Receipts Tax	2.58	
			Total		**$103.21**
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$30.00
	Meter Number:	915368	Energy Charge	3.94	
	Bill Period:	May 02 - Jun 01	Fuel Charge	1.58	
			Asset Securitization Charge	0.08	
	Present Read:	1930	Minimum Bill Adjustment	6.39	
	Previous Read:	1889			
	Billed Usage:	41			
	Billed kWh	41.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$30.00
	Meter Number:	2776049	Energy Charge	2.88	
	Bill Period:	May 02 - Jun 01	Fuel Charge	1.16	
			Asset Securitization Charge	0.06	
	Present Read:	40	Minimum Bill Adjustment	7.89	
	Previous Read:	10			
	Billed Usage:	30			
	Billed kWh	30.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge	1.93	$345.89
	Bill Period:	May 02 - Jun 01	Energy Charge	20.60	
			Fuel Charge	18.50	
	SV FLAGLER ACR 9500L	490	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	$1.36

Billing details - continued

Account Information	Billing Details		Amounts
	Gross Receipts Tax	1.06	
		Total	**$347.25**
		Total Amount Due	**$11,523.67**

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoi

Date	Invoice #
6/30/2026	75

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 6/14-6/28/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 6/14-6/28/26 17 hrs @ 25/Hr	425.00	425.00
	Facility Attendant 6/14-6/28/26 60.5 hrs @ 25/Hr	1,512.50	1,512.50
	Management Fee	41.55	41.55
		Total	$5,306.25

EXHIBIT 18

RETURN TO AGENDA

MINUTES OF 07/02/2026 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, July 02, 2026, at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Zoom conference.

I. Call to Order / Roll Call

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

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

Also present were:

Patricia Thibault..... District Management, Haven Management Solutions
William York..... Amenity Manager, Haven Management Solutions
Sarah Sandy(via virtual means).....Counsel, Kutak Rock LLP
Greg Woodcock..... District Project Manager, Stantec
Ray Lotito..... Haven Field Services
John Burkett..... RedTree
Matt Olson.....Red Tree

Opening Remarks and Attendance Notes

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

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

Resident Ron Banks reported that there were "no parking" signs by the parking by the pavilion. Ms. Thibault advised that they would ensure the signs were correct and in line with the policy. Supervisor Pellan noted they were towing signs.

An audience member at 18112 Rosette Drive suggested the District install signs around the lake warning about alligators, no fishing, and no trespassing for safety. He noted he had seen adolescents fishing around the lake and reported that his neighbor had to free the cranes that were trapped in the fishing lines. He reported other safety concerns involving children around the lake and alligators in the area.

Resident Christine Blackford noted that the streets at Milkweed and Lake Waters Place were disgusting.

Sharri Hoye of 1830 Oak Hammock Court commented on the drainage easement on the side of her house. She noted the results of the report and asked that the Board take corrective remedial action.

Whitney Horst at 18588 Rossette Drive advised that putting signs to ban fishing or recreational activities would not be beneficial to the community.

III. Supervisor Comments

Supervisor Thompson discussed an unofficial neighborhood watch. Ms. Thibault advised that the CDD could not host a neighborhood watch and suggested he bring the discussion to the HOA. Supervisor Thompson discussed the native

wildlife and rescue options. He asked Ms. Sandy about the necessary authorizations to call the Florida Wildlife Commission when they find wildlife injured. Ms. Thibault advised that anyone could call, but only the district management team or the chairwoman could give authorization to be on CDD ponds. Supervisor Thompson asked about missing tortoise signs, commented on his volunteer garb at a children's event, and referenced a policy noting that speakers and attenders refrain from launching personal attacks against Board Supervisors.

Chairwoman Clawson advised that anyone recording the meeting could be asked to stop if it was interrupting the meeting. Ms. Sandy confirmed that the District could ask someone to stop recording if it was affecting the integrity of the meeting.

IV. Professional Vendor Presentations

A. Red Tree Landscape

1. Landscape Maintenance Report

Mr. Burkett noted a confliction with the date of the report and the date of the detailing. He discussed the crepe myrtles.

2. Irrigation Report

Mr. Burkett presented the irrigation report, noting that the irrigation for the flowers was running approximately 10 minutes a day, the legal amount. He noted dry turf in certain areas. He informed the Board that he had installed a manual meter at the clubhouse and the pool. Chairwoman Clawson asked about the areas that should be getting watered, noting specific areas she observed were being watered every morning.

3. Field Maintenance Report

Mr. Burkett discussed the proposal dated May 4th, and the fire bush. The Board discussed the Crepe Myrtle.

4. Consideration to Accept Landscape Enhancement Proposal from Red Tree:

The Board discussed the proposal, noting the locations Mr. Burkett had included and the options available, including sod and shells, and what would happen to the areas where the material would be installed.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Accepted the Revised Landscape Enhancement Proposal from Red Tree Not to Exceed $5,000, Bahia Instead of Firebush for the Long Lake Ranch Community Development District.

The Board tabled the Amenities Center Parking Lot Finger Islands proposal for $18,500.

Supervisor Pellan asked about the Crepe Myrtles and the lack of shade. He noted the trees would be bare during the winter. Supervisor Thompson asked about the distance from the trunk of the tree to the basketball court. Red Tree advised they did not have the exact measurements at the moment but noted they were in proximity. Ms. Thibault advised that the spacing measurements were included in Exhibit 15. Chairwoman Clawson asked if the bubblers were a permanent install. They noted they would be there until the trees were established.

Basketball Resurface Project (*taken out of order)*

1. Basketball Court Resurface

- **Lawson Courts – 1 Basketball Court $15,000**
- **Court Project $30,378.50 revised bid**

Court Project presented the revised bid, noting that there were roots under the court. Mr. Stephan advised that they have to remove the roots as they would risk potholes occurring if they repaved. He informed the Board of the process, noting that they would remove the roots, melt down the asphalt, reestablish the base course, and resurface both of the

courts. Ms. Thibault noted the new price point was $47,945.50. Mr. Stephan advised that the courts would continue to deteriorate unless the roots were removed.

Ms. Thibault advised that the Lawson bid was $75,000 and about 3 to 4 months out. Court Project advised that they would be able to start within a month. The Board discussed the budget and other potential proposals. Mr. Woodcock presented his suggestions regarding the framing and fencing of the basketball courts. Ms. Thibault discussed the potential funding for the project, noting the upcoming projects and their funding as well. Chairwoman Clawson made a motion to move forward with the project. Court Projects agreed to a not-to-exceed amount of $60,000. The motion did not receive a second and therefore failed. The Board suggested bringing a revised proposal forward to the next meeting. The Board discussed funding, noting that they might have more reassurance that they would remain under budget if they addressed it at a later time. Ms. Thibault requested Court Projects provide a revised proposal to include a 6 by 8 concrete flush curb.

B. District Engineer - Stantec

1. Discussion of Oak Hammock-Nature View Drive Fence

Mr. Woodcock opened the discussion, reporting that there was a pipe running through the back of both properties, with the access easement blocked by the homeowners' fencing. Mr. Woodcock recommended having District Counsel put together an encroachment agreement with the resident, stating that if they needed to access the easement and had to tear the fence down, it would be the resident's responsibility to cover the associated costs. Ms. Sandy clarified the distinction between owning all rights to the property and only owning the rights to the drainage system in an area. He noted the decision the Board made here would set a precedent for other instances moving forward. The Board discussed the easement issue with Ms. Sharri Hoye in the audience who noted that her neighbor had changed the elevation of his easement which had caused water to run into her property. Mr. Woodcock offered his suggestion for a grading issue. He outlined the requirements to allow the homeowner to keep his fence. The Board noted the resident would need approval from SWFWMD. Ms. Thibault asked Ms. Sandy to send the resident a letter inquiring about his approval from SWFWMD, noting they would include a 60-day deadline. The Board noted they might have to consider entering into the agreement with the resident and discussed the existence of other blocked easements. Supervisor Pellan advised the Board on the potential next steps and issues to consider. Ms. Thibault and the Board discussed the fences. Chairwoman Clawson advised that an assessment needed to be conducted for the entire community.

2. Discussion on 18920 Beautyberry Drainage Review

Mr. Woodcock presented the exhibit update, noting that he had reached out to the contractors and sent the pricing to the HOA.

3. Consideration of Advanced Drainage Solutions Proposal for 1279 for Drainage and Installation and Sidewalk Installation - $21,450

Mr. Woodcock presented the proposals. The Board discussed the financing with Ms. Thibault advising that the funds would come out of the reserve fund. Mr. Woodcock presented the alternate proposals. Supervisor Pellan expressed his concerns, noting they would need to be able to justify spending a large amount of money on this issue to the residents.

4. Consideration of Advanced Drainage Solutions Proposal for Trench Drain - $7,800

Ms. Thibault advised that funding would come out of the reserves.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board Approved a Not-to-Exceed Amount of $29,250 for Both Proposals for the Long Lake Ranch Community Development District.

C. District Counsel

1. Consideration of District Engineering Services Agreement with Stantec

Ms. Sandy presented the proposed limitation on liability.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the District Engineering Services Agreement with Stantec with a Limitation Liability of Greater than $1 Million for the Long Lake Ranch Community Development District.

2. G.B. Collins Pool Oversight

Ms. Sandy reported that per the Board direction at the previous meeting, the rejection letter had been sent to Pool Doctors on June 15. She advised that they had since moved forward with Cooper Pools, noting that they had submitted their permit and were waiting to get it back. She noted her previous suggestions regarding pursuing litigation, noting that G.B. Collins submitted a proposal for $7,500 that would be executed through Kutak Rock. Mr. Woodcock presented the proposal, noting how often G.B. Collins would be present, and what they would be looking for to correct any oversight.

On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board Approved the G.B. Collins Proposal for $7,500 to Complete Pool Oversight for the Long Lake Ranch Community Development District.

Ms. Sandy advised that they had stipulated 90 days to complete the work from the execution of the contract.

Ms. Thibault advised to delamination occurring at the Foxtail pool. She reported that Cooper Pools suggested placing a temporary patch, likely a sand plate, for $1,200. The Board discussed the necessary signage, noting that the residents needed to be advised not to touch the sand plate. Ms. Thibault opened the floor to audience comments.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the Cooper Pools Proposal to Place a Sand Plate in the Foxtail Pool for $1,200 for the Long Lake Ranch Community Development District.

D. GHS Environmental Aquatic Maintenance

1. Aquatic Maintenance Log

The Board inquired when the fish would be stocked.

V. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

Supervisor Thompson asked about signage proposals. Chairwoman Clawson asked about line 16, the email to residents about the bond closing and their increases.

B. Basketball Resurface project (*addressed above)*

1. Basketball Resurface Project

2. Tree Replacement

The items were tabled. The Board discussed the proposals and requested Red Tree provide a more aesthetic tree option.

C. Discussion on District Signage (15 Signs Required)

Mr. York presented the proposals. The Board discussed the proposals, noting the signage totals, sizes, and prices.

1. Consideration for Acceptance – Proposal from Southlake Signs

2. Consideration for Acceptance – Proposal from Architectural Signs

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Proposal from Architectural Signs Not-to-Exceed $1,700 for the Long Lake Ranch Community Development District.

3. Consideration to Approve the Gulf Coast Sealcoat Proposal - $1,600

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the Gulf Coast Sealcoat Proposal for $1,600 for the Long Lake Ranch Community Development District.

D. Discussion of Towing Response

Ms. Thibault reported that the towing company had towed 4 vehicles that had proper stickers allowing them to park. She continued, noting that the vehicles had been returned to their respective owners without charge. Ms. Thibault advised that though the towing company was apologetic, they were difficult to reach and did not pay attention to the permit tags hanging in the vehicles. She presented a proposal from 813 Towing, noting that they used to tow on call for the District. Supervisor Twomey asked what would happen if someone arrived at night or did not have the ability to get a parking pass. Ms. Thibault advised that another District had run into the same issue, noting that they had designated one-night emergency spots for such an issue. The Board noted the long-term parking by the townhomes had initiated changes in the towing policy. Ms. Thibault advised that Mr. York would count the parking spots and provide a map. Supervisor Pellan noted that the people parking in the guest spots needed to be towed.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the 813 Towing Services Proposal for the Long Lake Ranch Community Development District.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Termination of the Current Towing Company for the Long Lake Ranch Community Development District.

Ms. Thibault advised that 813 Towing would conduct an analysis on the towing policy.

VI. Financial & Administrative Matters

A. Consideration for Acceptance of May 2026 Unaudited Financial Statements

- Chairwoman Clawson raised a question about lines 23, 24, 25, 26, 27, and 28 on the balance sheet. Ms. Thibault advised that Haven Management Solutions did not bill for January and the end of December. Chairwoman Clawson asked about line 53, noting that she did not believe they had field services that month. Ms. Thibault confirmed she would assess and advise. Chairwoman Clawson advised that line 87 needed to be removed.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Accepted the May 2026 Unaudited Financial Statements with the Additional Clarification of Line 87 for the Long Lake Ranch Community Development District.

A. Presentation of Check Details for April 2026

- Ms. Thibault presented the check details.

B. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 4, 2026

- Ms. Thibault advised that the change from Supervisor Thomas to Supervisor Smith would be made. Supervisor Thompson requested changes be made to line 341.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH A NAY FROM SUPERVISOR THOMPSON, the Board Accepted the Minutes of the Board of Supervisors Regular Meeting Held May 7, 2026, for the Long Lake Ranch Community Development District.

C. Presentation of Approval Listing – FY 2026

VII. Staff Reports

A. District Manager

1. Presentation of the Long Lake Ranch Annual Financial Report

- Ms. Thibault presented the audited Annual Financial Report.

Supervisor Thompson's check for the public records request was given back to him.

VIII. Audience Comments – New Business

A resident asked for clarification from District Counsel about the encroachment agreement. Ms. Sandy explained that it is decided by the District's rights regarding the property. The resident asked how a view corridor fits into the CDD property. Ms. Sandy noted that the District owns it and can do with it as it sees fit.

Supervisor Thompson requested Ms. Sandy to repeat her statement regarding Fish and Wildlife. Ms. Thibault reiterated that anyone could call Fish and Wildlife but could not give the authority to allow them into the pond area.

IX. Supervisor Requests

Supervisor Twomey asked when they would discuss the budget next. He requested that the board decide to move funds from security to capital. Supervisor Pellan advised that some of that funding went to security cameras, computers, and other security items and technology. Ms. Thibault advised that they could move funds around. Supervisor Twomey noted that they always have new issues pop up and suggested having money in reserves for such issues.

The Board directed Ms. Thibault to move $42,000 from security to Capital Projects.

Supervisor Thompson requested the District inventory of tangible property over the last 7 years. Ms. Thibault advised that the information he was looking for was in the audit provided.

Supervisor Twomey noted that the signs banning e-vehicles did not appear to be working as he had seen adolescents in areas they were not supposed to be. Ms. Thibault advised that the Bill that was on the governor's desk to limit e-vehicles did not pass.

X. Adjournment

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

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, 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 19

RETURN TO AGENDA

EXHIBIT 20

RETURN TO AGENDA

Press play to listen to this content Plays:-
0:00 -:-- 1x

20-3700 (tel:(239) 520-3700) Bradenton/Sarasota location is closed. New location: Ft. Myers - 9353 Laredo Ave, Suite 140,

(/)

OUR SERVICES
Electronic Items We Recycle

Urban E Recycling, where you get FREE data destruction by shredding when you recycle computers.

WE NEED YOUR MATERIAL

- Computers (desktop & Laptop)
- Servers
- **Hard Drives (https://urbanerecycling.com/what-does-it-cost-to-shred-hard-drives/)**
- All **Circuit Boards (https://ecycleatlanta.com/why-were-your-best-options-for-recycling-circuit-boards-in-atlanta/)**
- UPS Battery Backups
- Monitors (Flat Screen Only)
- Printers
- DVD players
- VCRs
- Modems

Select and listen

- Batteries
- Routers
- **X-Ray Film (https://x-raydepot.net/what-to-do-with-all-my-x-ray-film-responsible-and-creative-solutions/)**
- **Cell Phone/ Mobile Phones (https://ecycleatlanta.com/what-to-do-with-old-cell-phones/)**
- Telephones
- Telephone Systems
- Phone System Hardware
- Insulated Cable & Wire
- Video Games/X-Boxes
- Laptops
- Ipads & Tablets
- Cable Boxes

NEVER a CHARGE for SHREDDING of HARD DRIVES.

With a Certificate of Data Destruction

Schedule A Pick Up (/schedule-2/)

Select and listen

ITEMS WE DO NOT RECYCLE

“

We can **recycle most electronics (https://urbanerecycling.com/how-can-an-electronic-recycling-company-get-more-sustainable/)** from wires to a rack of servers. However, we cannot **recycle I CRT monitors (https://urbanerecycling.com/7-must-haves-for-the-great-american-teach-in/)** and televisions. Those cost us to dispose of properly. We want to keep our **service (https://urbanerecycling.com/our-services/)** free. Don’t You?

Dell Rabinowitz

- × Glass Bulbs
- × Large Home Appliances
- × Household Batteries

- × CRT Monitors
- × Televisions
- × Paint, Varnish or other chemicals

Schedule A Pick Up (/schedule-2/)

Select and listen

Company

About Us(/about-us/)
Meet our team(/about-us-2/)
News & Media(https://urbanerecycling.com/e-waste-creating-employment-2-2/)
Our Locations(/locations-we-serve/)
Contact(/contact-us-2/)

Services

Data Destruction(/data-destruction/)
Items we recycle(https://urbanerecycling.com/items/)
Schedule a pick up(/schedule-2/)

Links

Privacy Policy(/privacy-policy/)
Sitemap(/sitemap/)
Capability Statement(/capability-statement-pdf)
Compliance Plan (https://urbanerecycling.com/wp-content/uploads/2021/10/UER-102-Company-Compliance-Plan-211026.pdf)
Data Security Policy(https://urbanerecycling.com/urban-e-recycling-data-security-policy/)
2025 Emergency Action Plan. (https://docs.google.com/presentation/d/1Cj8HMqqT96XPDAb9BqWjSpTSd-J7UiPB/edit#slide=id.p1)

(https://www.bbb.org/recycling/urban-e-recycling-0653-

URBAN E RECYCLING

1+888-992-0747 (tel:1+888-992-0747)

813-512-6998 (tel:813-512-6998%20) TAMPA (TEL:813-512-6998%20)
407-675-6415 (tel:407-675-6415) ORLANDO (TEL:407-675-6415)
941-755-2000 (tel:941-755-2000) BRADENTON (TEL:407-675-6415)
greg@urbanerecycling.com (mailto:greg@urbanerecycling.com)

(https://www.facebook.com/urbanerecycling/) **(https://twitter.com/Urbebot)** **(https://www.linkedin.com/company/553258 9/admin/)** **(https://www.instagram.com/urbanerecycling/)**

"Our Mission is to Make Proper Disposal of Electronic Waste Convenient & Secure"

© Copyright 2024 | All Rights Reserved

Select and listen