

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, October 1, 2026

Time: 6:00 P.M.

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

ZOOM:

[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@havenmgt.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

1. Presentation of Foxtail Pool Resurfacing Scope of Services [EXHIBIT 1](#)
2. Presentation of Plat Showing Easements [EXHIBIT 2](#)
3. Consideration of ADS Pool Ramp Handrail Stabilization Proposal – \$1,150 [EXHIBIT 3](#)
4. Discussion of Underdrain Installation – 1826 Oak Hammock Court

B. GHS Environmental Aquatic Maintenance Service Report

1. Aquatic Maintenance Log [EXHIBIT 4](#)

C. Red Tree Landscape

1. Landscape Maintenance Report [EXHIBIT 5](#)
2. Irrigation Report *(to be distributed)* [EXHIBIT 6](#)
3. Field Maintenance Report [EXHIBIT 7](#)

- | | |
|---|-----------------------------------|
| 4. Consideration of Natural Solutions LLC Mulch Estimate - \$38,500 for 700 CY <i>(does not include pine straw for medians)</i> | <u>EXHIBIT 8A</u> |
| 5. Consideration of Red Tree Mulch Proposal - \$54,000 for 900 CY <i>(includes pine straw for medians)</i> | <u>EXHIBIT 8B</u> |

D. District Counsel

- | | |
|---|-----------------------------------|
| 1. Presentation of Memorandum Regarding Form Encroachment Agreement | <u>EXHIBIT 9</u> |
| 2. Consideration of Form of Encroachment Agreement | <u>EXHIBIT 10</u> |
| 3. Presentation of Redline version of Court Projects Proposal | <u>EXHIBIT 11</u> |
| 4. Consideration for Ratification – G.B. Collins Engineering Proposal for Construction Services for Long Lake Ranch Swimming Pool - \$5,000 | <u>EXHIBIT 12</u> |

V. Business Items

VI. Amenity General Manager & Field Manager

- | | |
|--|-----------------------------------|
| A. Presentation and Discussion – Amenity & Field Status Report | <u>EXHIBIT 13</u> |
| B. Discussion of Tennis Incident – 1558 Fox Grape Loop, Lutz 33558 | <u>EXHIBIT 14</u> |
| C. Presentation and Discussion of Chair & Umbrella Audit | <u>EXHIBIT 15</u> |

VII. Financial & Administrative Matters

- | | |
|---|-----------------------------------|
| A. Consideration for Acceptance – August 2026 Unaudited Financial Statements | <u>EXHIBIT 16</u> |
| B. Presentation of Check Details for September 2026 | <u>EXHIBIT 17</u> |
| C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 3, 2026 | <u>EXHIBIT 18</u> |
| D. Presentation of Approval Listing – FY 2026 | <u>EXHIBIT 19</u> |
| E. Consideration for Ratification: | |
| 1. CodeBlackIT – Domain Transfer and Setup Labor - \$396.00 | <u>EXHIBIT 20</u> |

VIII. Staff Reports

- A. District Manager

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](#)

Scope of Services – Pool Resurfacing Project

Project Description: The project consists of resurfacing an existing swimming pool, located at 2030 Lake Water Place, Lutz, FL 33558. The pool is assumed to be an existing public or community pool with no night swimming. Work shall be performed during approved daytime hours and coordinated to minimize disruption to the facility, residents, guests, and pool operations.

1. General Scope

The selected contractor shall furnish all labor, supervision, materials, equipment, tools, testing, coordination, transportation, disposal, permits, and incidentals necessary to complete the pool resurfacing project in accordance with applicable codes, manufacturer recommendations, approved submittals, and accepted industry practices.

2. Pre-Construction Services

- Conduct a pre-construction site visit to verify existing conditions, access, pool dimensions, equipment locations, discharge routes, utilities, and work area constraints.
- Review the existing pool finish, tile, fittings, main drains, depth markers, steps, ladders, handrails, expansion joints, and related appurtenances for visible defects or code-related deficiencies.
- Submit a proposed work schedule, material product data, color samples, startup procedure, and warranty information for review prior to commencement.
- Coordinate with the Owner, property manager, pool operator, and applicable authorities having jurisdiction regarding draining, resurfacing notification, inspections, refill, and reopening requirements.

3. Pool Closure, Safety, and Operational Restrictions

- The pool shall be closed to swimmers for the duration of the draining, surface preparation, resurfacing, curing, refill, chemical balancing, inspections, and startup period. The contractor is responsible for chemical balancing the pool and providing it in good working order prior to final payment.
- Because the facility has no night swimming, all work affecting pool access, safety barriers, resident notifications, and reopening shall be planned around daytime operating conditions only.

- The contractor shall have the site secure from outside access to the area during the construction period.
- No pool use shall be permitted until the resurfacing material has cured, water chemistry has been balanced, required inspections have been completed, and the Owner authorizes reopening.

4. Drainage and Surface Preparation

- Drain the 209,700-gallon pool in accordance with local discharge requirements and approved routing methods.
- Protect surrounding deck, landscape, buildings, equipment, stormwater structures, and adjacent improvements from damage during draining and construction activities.
- Remove loose, delaminated, hollow, cracked, scaled, or otherwise unsound existing finish materials by chipping, grinding, scarifying, or other approved surface preparation method.
- Prepare the pool shell to provide a clean, sound, and bondable substrate suitable for the selected resurfacing system.
- Clean and expose fittings, returns, main drains, tile edges, lights, steps, and penetrations as needed to allow proper resurfacing transitions.

5. Repairs and Code-Related Items

- Patch minor surface defects, cracks, spalls, and voids identified after draining and surface preparation, provided such repairs are non-structural in nature.
- Notify the Owner immediately if structural cracking, hollow shell conditions, active leakage, failed plumbing penetrations, hydrostatic issues, or other concealed conditions are discovered.
- Verify that resurfacing work does not adversely affect step dimensions, slope transitions, depth markings, no-diving markings, gutter elevations, main drain covers, ladders, handrails, or other safety features.
- Replace or reset damaged fittings, markers, drain covers, or appurtenances.

6. Resurfacing Installation

- Install Hydrazzo resurfacing material, in accordance with manufacturer requirements and approved submittals.
- Install Hydrazzo resurfacing material, in accordance with manufacturer requirements and approved submittals.
- All pool equipment and pool lights will be turned off
- Pool will site for 24-hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed, and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed, and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid

- The acid will also etch marcite to open pores and remove impurities.
- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi
- Pool surface will be bond coated with an SGM Bondcoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.

7. Tile

- Existing tile will be removed if necessary or tile will be deglazed and cleaned for acceptance of new tile
- Tile on lip of gutter will be set to relevel pool according to the Florida Building Code requirements
- Tile will be set with polymer-modified thinset approved for underwater applications
- Tile will be grouted with polymer-modified grout approved for pool tile
- All pool tiles will be pool grade
- Code required depth markers would be set in tile line
- Tile at gutters will be set for a 2" drop from front to back of gutters

8. Refill, Startup, and Water Chemistry

- Refill the pool after the installed finish has reached the appropriate initial cure condition recommended by the manufacturer.
- Coordinate water source, refill timing, and monitoring to avoid staining, scaling, surface damage, or interruption during the startup period.
- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

9. Permits, Inspections, and Compliance

- The contractor shall be responsible for identifying and obtaining required permits, notices, approvals, and inspections associated with public or community pool resurfacing. Work shall comply with applicable federal, state, county, and local requirements, including Florida public pool requirements where applicable. The contractor shall coordinate any required resurfacing notification, health department review, building department review, final inspection, and operating approval prior to reopening.

10. Deliverables

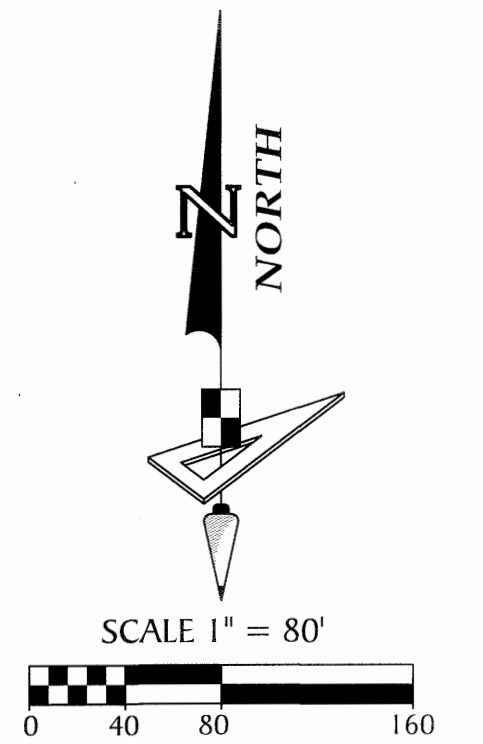
- Pre-construction schedule.
- Product data, finish samples, and manufacturer installation requirements.
- Copies of permits, notices, inspection approvals, and applicable compliance documentation.
- Daily field updates during active work, including drain, preparation, installation, refill, and startup milestones.
- Startup water chemistry log and maintenance recommendations.
- Written warranty for materials and workmanship.

11. Exclusions and Assumptions

- Structural repairs, major leak repairs, plumbing replacement, equipment replacement, electrical repairs, lighting upgrades, deck repairs, coping replacement, tile replacement, accessibility upgrades, and drainage improvements are excluded unless specifically included by written proposal.
- Costs associated with unforeseen subsurface conditions, hydrostatic pressure conditions, hidden shell damage, or code upgrades discovered after draining shall be documented and submitted to the district manager and district engineer for review and approval prior to advancing with the work.
- Night swimming lighting upgrades are excluded. The project assumes the pool will continue operating as a no-night-swimming facility after completion.
- The Owner shall provide reasonable access to the pool area, water source, electrical service, and staging area unless otherwise noted.

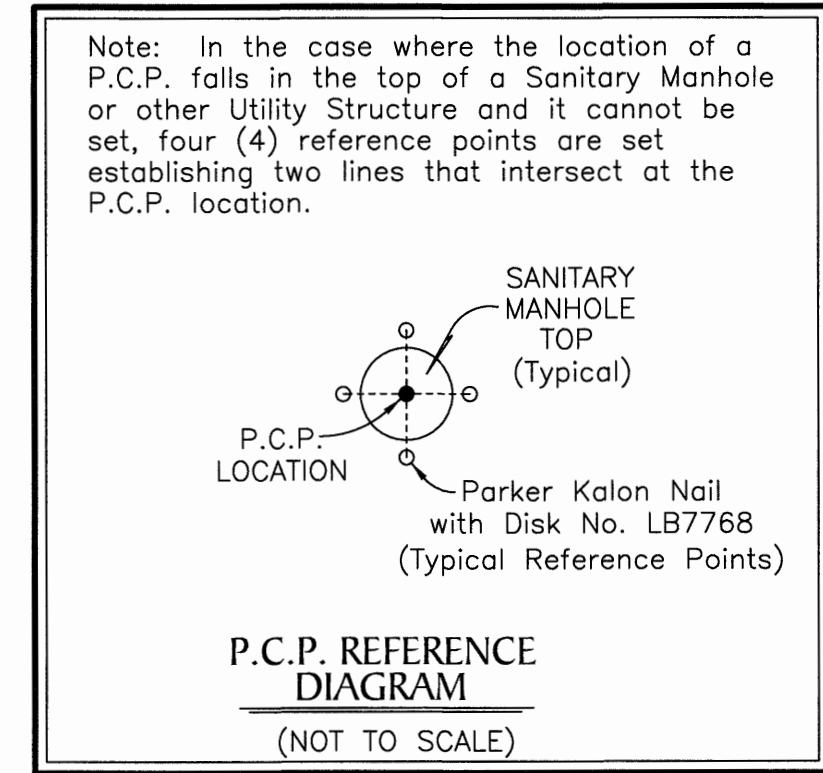
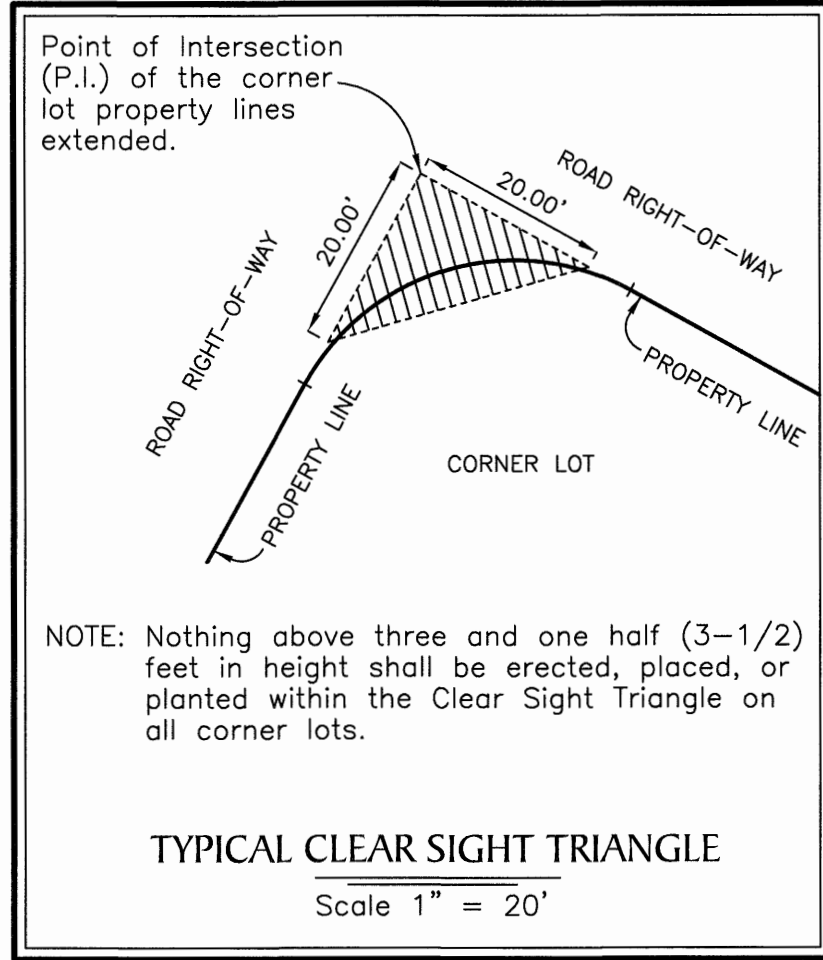
EXHIBIT 2

[RETURN TO AGENDA](#)



LONG LAKE RANCH VILLAGE 4

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



Remove 3' of Fence for access

LONG LAKE RANCH VILLAGE 2
PARCELS C-1, C-2, D-1 AND D-2
(PLAT BOOK 68, PAGE 41 THROUGH 51)

TRACT "B-4"

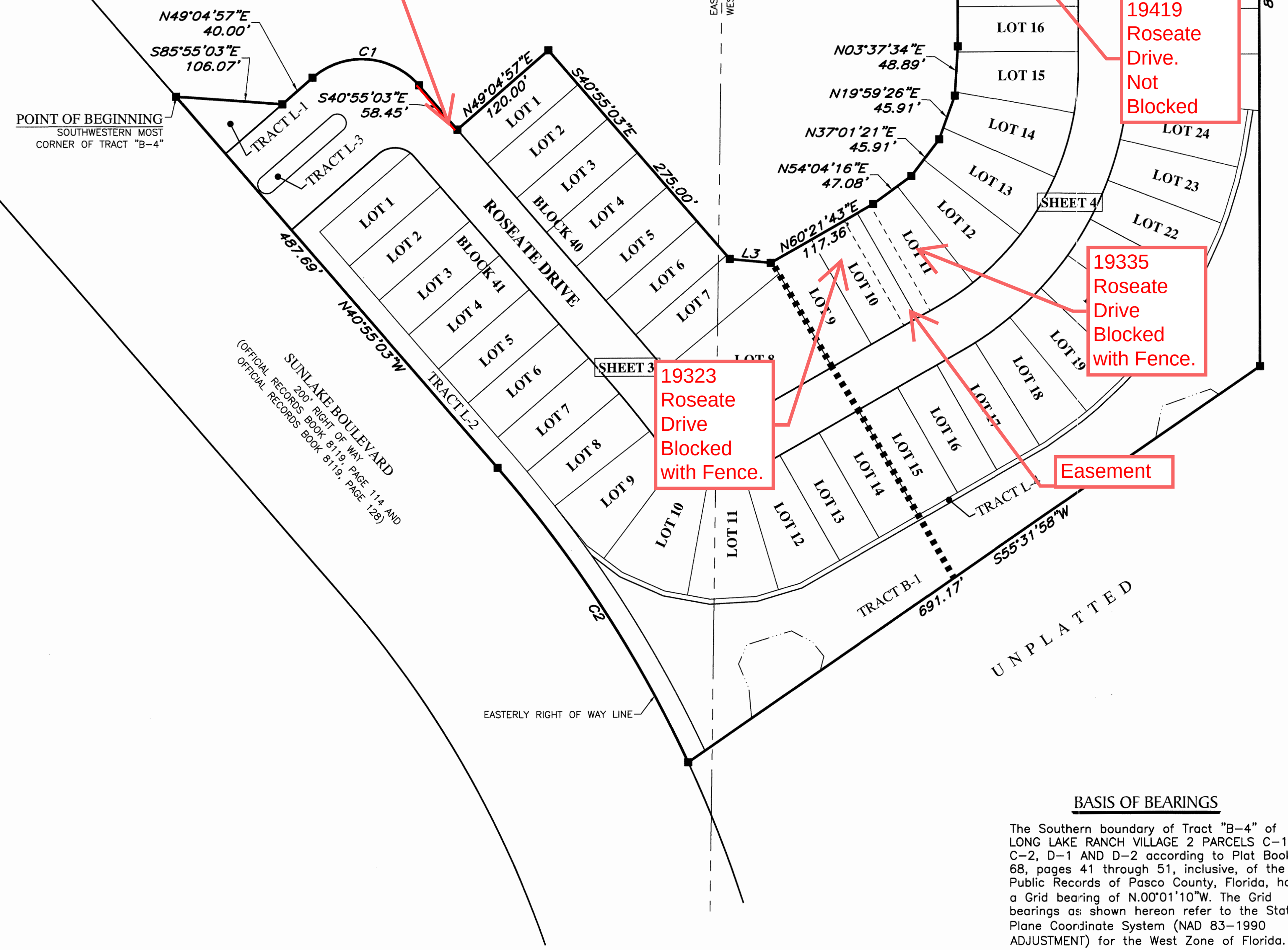
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP No. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTE:
All platted utility easements shall provide for construction, installation, maintenance and operation of cable television services; provided no such service interferes with the facilities of electric, telephone, gas or other public utility.

The coordinate values shown hereon are based on the National Geodetic Survey Control Points and were established to Third Order Class I accuracy as defined by the Standards and Specifications for Geodetic Control Networks, as published by the Federal Geodetic Control Committee dated September 1984 or latest edition, control points used:
INSPECT and SKIPPER RESET

LEGEND:
 * indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 + indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 ● indicates (P.C.P.) Permanent Control Point LB7768
 (R) indicates radial line
 (NR) indicates non-radial line
 O.R. Official Records Book
 (TYP) Typical
 (O/A) Overall
 S.W.F.W.M.D. --- Southwest Florida Water Management District



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEAR NG
C1	75.00'	90°00'00"	117.81'	106.07'	S35°55'33"E
C2	1246.00'	16°03'26"	349.20'	348.05'	N32°53'20"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	S84°28'37"E	40.88'

TRACT DESIGNATIONS

TRACT 'B-1'	DRAINAGE AREA, CONSERVATION & ACCESS EASEMENT	1.40 acres
TRACT 'L-1'	DRAINAGE AREA; LANDSCAPE, ACCESS & UTILITY EASEMENT	0.065 acres
TRACT 'L-2'	LANDSCAPE/BUFFER/WALL & DRAINAGE EASEMENT	0.356 acres
TRACT 'L-3'	LANDSCAPE, HARDSCAPE & DRAINAGE AND SIGN EASEMENT	0.044 acres
TRACT 'L-4'	LANDSCAPE AND WALL EASEMENT	0.105 acres
TOTAL TRACT	ACREAGE	1.970 acres

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

BASIS OF BEARINGS

The Southern boundary of Tract "B-4" of LONG LAKE RANCH VILLAGE 2 PARCELS C-1, C-2, D-1 AND D-2 according to Plat Book 68, pages 41 through 51, inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of N.00°01'10"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

Wetland Conservation Area Note:

Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.



1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

EXHIBIT 3

RETURN TO AGENDA



Proposal for Pool Ramp Handrail Stabilization

Prepared For: Long Lake Ranch CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 08/28/2026

Proposal No. : 1313

Project Location: Long Lake Ranch Clubhouse

Scope of Work

1. Mobilize labor, tools, and materials to the clubhouse pool ramp.
2. Secure and stabilize the existing unstable ramp handrails.
3. Prepare the areas around the affected handrail posts as needed for proper grout placement.
4. Install grout around the handrail posts to improve stability in accordance with the engineer's recommendation.
5. Clean the work area and remove job-related debris upon completion.

Project Pricing

Total Project Cost: **\$1,150.00**

(Price includes labor, standard materials, equipment, and cleanup required to complete the scope above. Any concealed damage or conditions requiring work beyond the stated scope will be brought to the customer's attention before additional work is performed.)

Workmanship Warranty

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

Accepted date

Accepted by

EXHIBIT 4

RETURN TO AGENDA

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 effectiveness of planktonic algae in Big Lake.
4/7/2026																											Coordination with B. York and P. Thibault on fountain run times due to SWFWMD restrictions.
4/17/2026																											Field check.
4/27/2026	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.
4/30/2026	*																										Prepare email to P. Thibault with mosquito fish stocking costs for Big Lake.
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 fibrous 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.
7/23/2026	*																										*Email coordination with P. Thibault on Big Lake midge fly treatment costs for Big Lake.
8/6/2026																											Field check. Prepared and submitted updated aquatic maintenance contract GHS #26-216 per P. Thibault.
8/13/2026																											Researched SWFWMD database to see if corrugated pipe laying on berm near Ponds 50A and 50B is noted on plans. Coordination with B. York.
8/24/2026																											Field check.
8/25/2026		T	T			T	T	T	T	T	T	T			T	T											
8/26/2026	M, T			T	T								T	T		*	T	T	T	T	T	T	T	T	M, T		Finished trash pickup on all ponds. Mowed seasonal and woody vegetation growing along the Big Lake. *Emailed staff about small erosion area on NW corner of Pond 110.
9/3/2026																											Attended CDD meeting.
9/11/2026																											Field check.
9/22/2026	G, SM												G				G		G	G	G	G				G, SM	

EXHIBIT 5

[RETURN TO AGENDA](#)

EXHIBIT 6

RETURN TO AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

LONG LAKE RANCH CDD
LANDSCAPE MAINTENANCE REPORT
September 2026

TO: District Management – Patricia Thibault

Long Lake Ranch CDD Board of Supervisors

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

Ground Maintenance

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

Irrigation

- Irrigation Inspections are continuing. A SmartLink software issue is currently being addressed due to false fault notifications appearing within the system.

Landscape

- Tree lifting continuing throughout property.

Pest Control / Fertilization

- IPM services provided as needed.

Proposals

- Property Line Pruning and Landscape Removal for the area bordering the back of 2196 Zamia Loop.

Work Orders / Service requests

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

EXHIBIT 7

RETURN TO AGENDA

Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT



Monthly Field Report

Sunlake and Nightshade

- Annuals look good
- Turf is patchy / weedy
- Left side Jasmine bed overrun with weeds



Nightshade and Serenoa

- Turf color is good
- Annuals thriving
- Firebush needs attention



Foxtail North Entry

- Turf color is good
- Annuals colorful
- Weeds in the rocks were addressed
- Dead oak will need to be addressed before it becomes a hazard



Islands Serenoa

- Weeds and Volunteer plants need to be addressed



Foxtail Amenity

- Blue Daze struggling
- Valve boxes damaged and need edging
- Weeds in the Fakahatche



Foxtail South Entry

- Annuals look good
- Weeds in the rocks
- Firebush covering sign lettering



Nature View Lake Access

- Bed weeds need addressing
- Soft edging is very jagged
- Hard edging is good



Nature View Round About Islands

- Plants not thriving
- Sparse





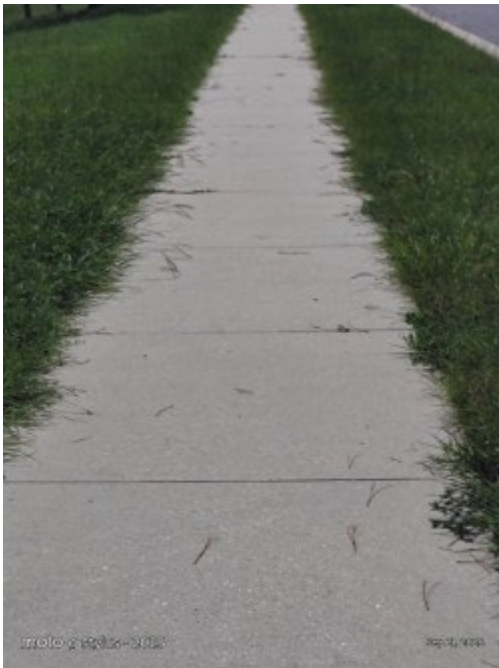
LLR Blvd North Lake Entry

- Gravel entry needs attention
- Drip irrigation exposed and washing out the bed
 - Walls and dog station were treated
 - Fence line weeds need attention



Moorhen Way Common Areas

- Neglected
- In need of edging
- Tree suckers and weeds





LLR Blvd South Lake Entry

- Gravel entry was sprayed and needs cleanup
 - Walls, dog station were addressed



Amenity

- Tennis court perimeter was addressed will need follow up
- Turf area left of amenity structure needs a plan for rehab
 - 2 wires exposed in the same area



Basketball Courts

- Where the trees were removed
 - Mostly weeds filled in
- Propose re-sodding with Bahai



LLR Blvd islands and RoundABOUTs

- Bed weeds need attention





South Entry

- Annuals look good
- Islands look good / full



Primrose / Primrose Estates

- Annuals look good
- Island plants not thriving



Peppergrass Entry

- Annuals look good
- Virginia creeper and weeds on the Southside need attention
- Strip of turf around the island should be maintained with a string trimmer not a mower blowing mulch out of the bed



Roseate Commons

- Turf color is good but very mixed
- Mound needs weeds addressed
- Walters along the walk need trimming



EXHIBIT 8A

[RETURN TO AGENDA](#)

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
sam@mulchinstalled.com
www.mulchinstalled.com



natural solutions

ADDRESS

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

SHIP TO

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

Estimate 1301

DATE 09/29/2026

DEPOSIT

50%

TERMS

Net 30

SALES REP

SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Brown Enviro			
	Dyed Cocoa Installation Service	700	55.00	38,500.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing of all existing mulch beds and tree
rings identified on the District Map.

SUBTOTAL

38,500.00

TAX

0.00

TOTAL

\$38,500.00

Accepted By

Accepted Date

EXHIBIT 8B

[RETURN TO AGENDA](#)



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**FALL MULCH INSTALLATION PROPOSAL
FOR
LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

September 30, 2026

Scope of Work:

Mulch installation throughout the property.

- Install (900) yards of Cocoa Hardwood Mulch in landscape beds throughout the community.
- Install Pine Straw in medians along Sunlake Boulevard.
- Pricing includes all materials, labor, hauling, and dumping fees required to complete the work.

Total Cost: \$54,000.00

Authorized Signature to Proceed

Date of Authorization

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

EXHIBIT 9

RETURN TO AGENDA

MEMORANDUM

TO: Board of Supervisors ("Board")
Long Lake Ranch Community Development District ("District")

FROM: Sarah R. Sandy
Hunter A. Hurley

DATE: September 25, 2026

RE: Form of Non-Exclusive, Revocable Encroachment Agreement

The purpose of this memorandum is to present a form Encroachment Agreement ("**Agreement**") for the Board's review.

Background

From time to time, property owners within the District's boundaries install improvements, such as fences, landscaping, or other structures, that encroach onto District owned property or easements. Rather than negotiating from scratch each time such issues arise, we have prepared a standardized form agreement that allows the District to resolve encroachments efficiently and consistently while ensuring its core legal protections remain in place.

Overview of the Agreement

The Agreement allows the District to grant a property owner limited permission to maintain improvements that encroach onto District property, while preserving the District's legal rights and control over its land and infrastructure. Under the Agreement, the District grants the property owner a nonexclusive right to install and maintain permitted improvements within a defined encroachment area. In exchange for this permission, the encroaching owner bears full responsibility for installing, operating, maintaining, and repairing the improvements, including obtaining all necessary permits and approvals. The owner must also ensure the District retains free access to its facilities and improvements at all times and that the encroaching improvements do not interfere with the District's rights or infrastructure, including stormwater management systems. Importantly, the Agreement's obligations run with the land, meaning they are binding not only on the current owner but also on future owners of the property, ensuring the protections remain in place through any subsequent sale.

Protections for the District

The Agreement includes several key provisions designed to safeguard the District's interests. First, the permission granted under the Agreement is revocable at any time, at the District's sole discretion. With ten days' written notice, the District may remove all or any portion of the improvements at the owner's sole expense, and the District has no obligation to reinstall them. The owner exercises the privilege entirely at the owner's own risk and agrees never to claim damages against the District for any injuries or damages arising from the encroachment, regardless of fault.

The Agreement also requires the owner to protect the District from any legal claims or liabilities that may arise from the encroachment. If anyone sues the District or seeks damages because of the encroaching improvements, the owner must cover those costs, including any attorneys' fees. The owner must also ensure that no contractor liens are placed on District property as a result of the owner's work and is responsible for paying all District costs related to preparing and recording the Agreement.

Finally, the Agreement expressly preserves the District's sovereign immunity protections under Florida law and includes a prevailing party attorneys' fees provision in the event of any dispute.

Conclusion

We present this form Agreement for the Board's review and welcome any questions or concerns. We anticipate that this form will be used as the District's standard template for addressing encroachment situations as they arise in the future.

EXHIBIT 10

RETURN TO AGENDA

This instrument was prepared by and
upon recording should be returned to:

[Attorney]
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

[space above for recording purposes]

NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT

THIS NON-EXCLUSIVE, REVOCABLE ENCROACHMENT AGREEMENT (“Agreement”) is executed as of [REDACTED], [YEAR], by and between the [NAME OF COMMUNITY DEVELOPMENT DISTRICT], a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is [DISTRICT MAILING ADDRESS] (hereinafter, the “District”) and [NAME(S) OF OWNER(S)], whose mailing address is [OWNER MAILING ADDRESS] (hereinafter “Owners,” or individually, “Owner”). *[Note: If multiple owners, list all names. Adjust “Owner” / “Owners” and pronouns throughout as needed.]*

WITNESSETH

WHEREAS, Owners currently own [PROPERTY TYPE] on the following real property described as [LOT/UNIT DESIGNATION], [PLAT NAME AND PHASE], according to the plat (“Plat”) recorded as Instrument Number [PLAT INSTRUMENT NUMBER], in the Official Records of [COUNTY NAME] County, Florida (“Property”); and

WHEREAS, the Property is [encumbered by/directly abutting] a [DESCRIPTION OF EASEMENT/TRACT (I.E. District-owned Landscape Buffer, Common Space (Recreation) etc.) (“District Property”) as depicted on the Plat, and such District Property was [dedicated/conveyed] to the District through the [Plat/Deed/Easement Agreement] *[Note: Insert additional instrument references if the District property is an easement established by a separate recorded instrument.]*; and

WHEREAS, Owners desire to install [DESCRIPTION OF PROPOSED IMPROVEMENTS] (“Improvements”), which Improvements will encroach into a portion of the District Property, all as more particularly depicted in **Exhibit A** (“Encroachment Area”); and

WHEREAS, Owners requested that the District consent to such installation and encroachment of the Improvements, and

WHEREAS, the District has agreed to consent to the installation, ownership, operation, maintenance, access, and/or use of the Improvements within the Encroachment Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements provided herein, and for other valuable and good consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the District and Owners agree as follows:

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

2. PERMISSION. The District grants to Owners, and Owners' heirs, successors, assigns and permittees, the right, privilege and permission to construct, operate and maintain Improvements as more particularly depicted in **Exhibit A** attached hereto, subject to the terms of this Agreement.

3. OWNERS' RESPONSIBILITIES. Owners shall have the following responsibilities as a condition of the District's consent to Owners' installation, operation and maintenance of the Improvements in the Encroachment Area. Specifically, Owners shall:

(a) be fully responsible for the installation, operation, maintenance, access, and use of the Improvements;

(b) obtain any and all applicable permits and approvals relating to Improvements including, but not limited to, any approvals by the [HOA NAME] Association pursuant to the Association's Covenants [*Note: Omit reference to Association if not applicable to the District.*], as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation, operation, maintenance, access, and/or use of Improvements;

(c) ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws and regulations, including but not limited to, building codes, set-back requirements, permits, zoning, and other applicable laws, rules, ordinances, regulations, and codes;

(d) ensure that the installation, operation and maintenance of the Improvements does not damage any property of the District, or any third-party's property, and, in the event of any such damage, Owners shall immediately repair the damage or compensate the District or the District's designee for such repairs, at the District's option;

(e) ensure that Owners' exercise of privilege granted hereunder does not interfere with the District's rights, if any, under the Association's Covenants, Plat, easements, permits, or any other recorded instruments. [OPTIONAL – DISCUSS WITH DE: For example, the Improvements to be installed within the Encroachment Area shall be installed higher than ground level, so as not to impede the flow of surface water to the stormwater management facility, or shall otherwise be constructed so as not to impede the flow of surface water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipes that may be located within the Encroachment Area.] Owners shall be responsible for locating and identifying any such stormwater improvements and/or utilities, if any. [*Note: If known, add any project-specific construction requirements here, such as hand-dig requirements for fence posts, setback distances from pipes, or other District engineer requirements*]

(f) ensure that the District has free access to and from the District's facilities and improvements, including allowing access through the Improvements, for the District to operate, maintain and repair the same, as needed;

(g) upon completion of the installation, continue to operate, maintain and repair the Improvements, in good and working condition; and

(h) keep the Encroachment Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Owners' exercise of rights under this Agreement, and Owners shall immediately discharge any such claim or lien; and

(i) pay for all District costs associated with preparation of, execution, and recording of this Agreement.

4. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Owners as an accommodation and is revocable at any time. Owners acknowledge the legal interest of the District in the Encroachment Area described above and agrees never to deny such interest or to interfere in any way with the District's use of the same. Owners shall exercise the privilege granted herein at Owners' own risk, and agrees that Owners shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owners further acknowledge that, with 10 days written notice to the Owners' mailing address provided herein, the District may remove all, or any portion or portions, of the Improvements, at Owners' sole expense, as determined to be needed by the District, in its sole discretion, all costs associated with the District's removal of the Improvements shall be the sole responsibility of the Owners. Further, the District is not obligated to re-install the Improvements and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

5. INDEMNIFICATION. Owners hereby agree to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement and the use of the Encroachment Area by the Owners and their contractors, agents, employees or invitees at any time which the Improvements remains within the Encroachment Area or otherwise resulting from, arising out of, in any way connected with the Owner's exercise of the privileges granted hereunder, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

6. COVENANTS RUN WITH THE LAND. This Agreement and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but not limited to, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word “Owners” is used herein, it shall be deemed to mean the current owners of the Property and their successors and assigns. Upon the sale of the Property, the Owners shall advise the subsequent owners of the terms and conditions of this Agreement.

7. AMENDMENTS. Except as may be otherwise set forth herein, this Agreement may not be amended or modified in whole or in part except by an instrument in writing executed by the affected parties, and recorded in the Official Records of [COUNTY NAME] County, Florida.

8. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

9. ENFORCEMENT. In the event of any litigation pertaining to this Agreement, the permission herein granted, the rights, duties, obligations or liabilities of the parties hereto, and the enforcement of any rights hereunder or the interpretation of any provision hereof, the substantially prevailing party in such litigation shall be entitled to recover its reasonable attorneys’ fees, paralegal fees, court costs, and associated expenses from the other party, whether incurred before, during, or after trial, appellate proceedings, settlement, mediation, or negotiations.

10. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in [COUNTY NAME] County, Florida.

11. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on the following pages]

IN WITNESS WHEREOF, THIS AGREEMENT has been executed by the parties on the date and year first written above:

Signed, sealed and delivered
in the presence of:

[NAME OF COMMUNITY
DEVELOPMENT DISTRICT]

Witness:

By: _____
Address: _____

[NAME OF CHAIR], Chairman

Witness:

By: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, [YEAR], by [NAME OF CHAIR], as Chairman of the [NAME OF COMMUNITY DEVELOPMENT DISTRICT]. [He/She] is personally known to me or has produced _____ as identification.

[Seal of Notary Public]

Name: _____
My Commission Expires: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

Signed, sealed and delivered
in the presence of:

Witness:

By: _____
Address: _____

[NAME OF OWNER] [*Note: Add additional
signature blocks if there are multiple owners.*]

Witness:

By: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____ [YEAR], by [NAME OF OWNER].
[He/She/They] [is/are] personally known to me or [has/have] produced
_____ as identification. [*Note: Add additional notary acknowledgments
for each additional owner.*]

[Seal of Notary Public]

Name: _____
My Commission Expires: _____

Exhibit A

Encroachment Area

[Note: Attach a survey, site plan, or sketch clearly depicting the encroachment area; include proposed Improvements, if possible.]

EXHIBIT 11

RETURN TO AGENDA

TO: Board of Supervisors (“Board”)
Long Lake Ranch Community Development District (“District”)
FROM: Sarah R. Sandy
DATE: September 29, 2026
RE: Agreement for Basketball Court Renovations – Summary of Contractor’s Requested Changes

Attached to this memo as Exhibit A is a redline of the Agreement for Basketball Court Renovations (Court Project) between the District and Court Project, LLC (“**Contractor**”), reflecting changes proposed by the Contractor to the District’s standard form agreement. This memorandum highlights the primary, material changes, which are organized by category; provided however, the attached should be reviewed in full for all changes made. The

Board Action Requested: The Board is asked to review the Contractor’s requested changes as summarized above and provide direction to District Counsel on which changes, if any, to accept, reject, or negotiate further. Specifically, we would ask for direction regarding (1) Indemnification Cap; & (2) Payment Schedule.

1. Limitation of Liability

The Contractor has requested several changes that collectively limit its financial exposure under the Agreement:

- **Indemnification Cap (Section 6.A):** While the original form provided uncapped indemnification, the Contractor requested its liability be capped at the amount of the contract cost (i.e., \$60K). We countered with a cap tied to the Section 5 insurance limits. Its unknown at this time if the Contractor will agree to our proposed change. **[REQUEST BOARD INPUT]**
- **Exclusion of Consequential Damages (Section 6.B):** added an exclusion for “punitive, speculative, or other consequential damages,” which was absent from the original form.
- **Liquidated Damages Cap (Section 3.A):** The Contractor capped the original uncapped \$200/day late-completion deduction at ten percent (10%) of the Agreement value—\$6,000 on a \$60,000 contract— limiting the District’s remedy for extended delays.

Implications for LLR: Taken together, these provisions reduce the Contractor’s financial exposure and shift risk to the District.

2. Warranty

The Contractor has proposed substantial modifications to the warranty provisions in Section 4:

- **Reduced Warranty Period:** reduced the warranty from two (2) years to one (1) year and changed the trigger from “acceptance of the Work by the District” to “substantial completion,” shortening the District’s period to identify and report defects.
- **Narrowed Scope of Coverage:** Contractor’s revision limits the warranty to “repair or replacement of defective workmanship or materials at the sole discretion of Contractor,” shifting control over the remedy to the Contractor (original language required Contractor to remedy defective Work to the District’s satisfaction and discretion). Additionally, removed

Contractor's obligation to promptly correct defective or deficient Work upon written notice and pay resulting damage to District or landowner property.

- **Extensive Exclusions Added:** exclusions include are not limited to normal wear and tear; cosmetic fading from UV exposure; minor color or texture variations; reflective cracking and future cracking; standing water caused by underlying base conditions; pressure washing damage; chemical exposure; vandalism, abuse, or misuse; acts of God, flooding, hurricanes, and extreme weather events; ground movement and settlement; damage caused by third-party work or materials, and certain preexisting issues.
- **District Maintenance Obligations:** District must maintain the surface in accordance with Contractor's recommended maintenance practices; noncompliance may void warranty coverage and provide Contractor a basis to deny claims based on alleged maintenance deficiencies.

Implications for LLR: The narrower warranty gives the Contractor broad discretion to deny claims and imposes maintenance obligations on the District; weather exposure and substrate conditions may further limit its practical value.

3. Payment Schedule

The Contractor proposed the following modifications to the payment structure and project timeline in Section 3:

- **Front-Loaded Payment Schedule:** Instead of three equal payments of \$20,000 each, due at execution, upon delivery of materials, and upon completion, the Contractor requires (a) a \$30,000 deposit (50%) upon execution, (b) \$15,000 upon commencement of Work rather than delivery of materials, and (c) \$15,000 upon final* completion, leaving 75% payable before completion and making the second trigger more subjective. **Note: Contractor requested the final payment be made on substantial completion. We countered with the full final on final completion or proposed splitting the final payment between substantial and final completion.* [REQUEST BOARD INPUT]
- **Extended Completion Timeline:** The Contractor extended the deadline from ninety (90) days to one hundred twenty (120) days and changed the measurement period from "execution of this Agreement" to "commencement of the Work," extending the performance window.
- **Suspension and Withholding Rights (New Section 3.D):** Upon fifteen (15) days' written notice of delayed payment or nonpayment, the Contractor may suspend Work, remove crews, extend schedules, and withhold warranties, closeout documents, and final deliverables; the District has a fifteen-day cure period. The provision does not apply to good-faith withholding for Contractor non-performance or disputed charges.

Implications for LLR: The front-loaded payments, extended timeline, and suspension rights reduce the District's leverage and shift risk to the District. The Board may wish to consider retaining a larger final payment contingent on acceptance.

4. Weather Delays

The Contractor significantly expanded the scope of excused delays:

- **Broadened Force Majeure (Section 3.A):** Under the original form, the \$200/day liquidated damages deduction was excused only for “delays caused by force majeure events.” The Contractor now excuses delays for force majeure events, inspections, permitting, unforeseen or site conditions, specified weather and environmental conditions, supplier delays, labor shortages, material availability, and “other conditions beyond Contractor’s control,” with the catch-all language particularly broad.
- **New Weather and Scheduling Disclaimer (Section 32.A):** New Section 32.A makes scheduling, coating application, and curing dependent on suitable weather and environmental conditions and disclaims responsibility for delays, temporary surface appearance issues, curing irregularities, and scheduling impacts arising from the same conditions listed in Section 3.A; estimated schedules are “approximate and subject to adjustment.”

Implications for LLR: These changes make the project timeline less binding. For outdoor resurfacing in Florida, the broad weather-related excuses, combined with the 10% liquidated damages cap, leave the District limited recourse for extended delays.

5. Disclaimers

The Contractor added a new Section 32 containing a number of extensive disclaimers regarding project conditions and limitations, general summarized as follows:

- **Existing Surface and Site Conditions (Section 32.B):** Contractor disclaims responsibility for certain hidden or pre-existing conditions. Corrective work to address is outside the original scope.
- **Cracking and Surface Movement (Section 32.C):** Contractor disclaims responsibility for future cracking due to naturally occurring movement.
- **Surface Appearance and Color Variations (Section 32.D):** Minor variations in color, texture, finish, or overall appearance are deemed cosmetic and “shall not constitute defects in workmanship or materials.”
- **Site Access and Utilities (Section 32.E)**
- **Permit and Fee Exclusions (Section 13):** Unless specifically included in Exhibit A, the Contractor excludes permit, engineering, testing, impact, and municipal fees.

Implications for LLR: These disclaimers shift risk to the District for conditions common to outdoor resurfacing, particularly standing water and cracking. The Board should consider whether they are appropriate for the project’s scope and cost.

AGREEMENT FOR BASKETBALL COURT RENOVATIONS

THIS AGREEMENT (the “Agreement”) is made entered into this ____ day of _____ ~~2025~~2026 by and between:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and having a mailing address of 255 Primera Blvd. Suite 160, Lake Mary, Florida 32746 (the “District”); and

COURT PROJECT, LLC, a Florida limited liability company, with an address of 4405 W. Platt Street, Tampa, Florida 33609 (“**Contractor**” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the materials, labor, items, and tools necessary to renovate the basketball courts owned by the District, as more particularly described and identified in **Exhibit A** (the “**Work**”),

WHEREAS, Contractor represents that it is qualified, willing and able to serve as a contractor for the renovations of the aforementioned basketball courts and has agreed to perform the Work for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. SCOPE OF WORK; TERM.

A. Contractor agrees to provide all materials, labor, items and tools necessary to perform the Work, as described in **Exhibit A**.

B. Contractor agrees to perform the Work to the satisfaction of the District, in a first-class and workmanlike manner, and using the highest level of professional skill, care and diligence. Contractor shall perform the Work in conformity with accepted standards of safety and the District's specifications as may be promulgated by the District from time to time.

C. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

E. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

A. For performance of the Work, the District shall pay Contractor a not-to-exceed total compensation of **Sixty Thousand Dollars (\$60,000.00)**, to be paid as follows: a deposit of Thirty Thousand Dollars (\$20,000 due 30,000.00) upon execution of this Agreement by the Parties; Fifteen Thousand Dollars (\$20,000 due 15,000.00) upon delivery commencement of the materials necessary to complete the Work; and the remaining Fifteen Thousand Dollars (\$20,000 due 15,000.00) upon final completion and acceptance of the Work by the District. This compensation includes all materials, labor, items and tools as set forth in **Exhibit A**. The Contractor shall complete the Work within ninetyone hundred twenty (90120) days of execution of this Agreement commencement of the Work. If the Work has not been completed within

~~ninety~~one hundred twenty (~~90~~120) days, the total compensation owed to Contractor will be reduced by **Two Hundred Dollars (\$200.00)** per day until the Work has been completed, not to exceed ten percent (10%) of the total value of the Agreement. Notwithstanding the forgoing, the total compensation owed to the Contractor shall not be reduced in the event of the following delays ~~caused by force majeure events~~ that prevent the completion of the Work within ~~ninety (90) days~~one hundred twenty (120) days: force majeure events, inspections, permitting, unforeseen conditions, events as provided under Section 3.D. herein, site conditions or weather conditions, such as rain, humidity, temperature fluctuations, wind, debris, supplier delays, labor shortages, material availability, or other conditions beyond Contractor's control.

B. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. In the event of delayed payment or nonpayment by the District, Contractor shall have the right, upon providing fifteen (15) days' prior written notice to the District, to suspend work, remove crews from the project, extend project schedules, and withhold warranties, closeout documents, and final deliverables; provided, however, that the District shall have the opportunity to cure such delayed or nonpayment within the fifteen (15) day notice period. This provision shall not apply to any amounts the District withholds in good faith due to Contractor's non-performance, failure to comply with the terms of this Agreement, or disputed charges, in which case the District shall provide written notice to Contractor specifying the basis for withholding payment and Contractor shall have the opportunity to cure any non-performance within fifteen (15) days of receipt of such notice.

SECTION 4. WARRANTY; DAMAGE TO PROPERTY. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, ~~all Work provided by Contractor~~ warrants workmanship and materials directly provided and installed pursuant to this Agreement ~~shall be warranted for two~~ a period of one (21) years ~~year~~ from the date of ~~acceptance of the Work by the District. Contractor shall remedy defective Work to the District's satisfaction and at the District's discretion. Neither~~ substantial completion. This warranty is limited solely to the repair or replacement of defective workmanship or materials at the sole discretion of Contractor. This warranty does not cover normal wear and tear, cosmetic fading from UV exposure, minor color or texture variations, reflective cracking, future cracking, standing water caused by underlying base conditions, improper maintenance, pressure washing damage, chemical exposure, vandalism, abuse, misuse, acts of God, flooding, hurricanes, extreme weather events, ground movement, settlement, or damage caused by third-party work or materials not provided by Contractor. Contractor does not warrant any preexisting concrete, asphalt, or subsurface foundations not constructed by its team. Failures including peeling, bubbling, delamination, adhesion loss, cracking, coating failure, moisture-related failures, or surface movement resulting from preexisting conditions or foundational defects are specifically excluded from warranty coverage. Examples of such conditions include improper prior construction, inadequate drainage, hidden moisture, deficient concrete or asphalt installation, lack of vapor barriers, prior coatings, unsuitable substrate conditions, or structural deficiencies beneath the existing surface. Any repairs required due to preexisting conditions, substrate failures, or conditions outside Contractor's control shall be treated as additional work subject to a written change order pursuant to Section 3.B and are not covered under warranty. The District is responsible for maintaining the surface in accordance with recommended maintenance practices, including regular cleaning, removal of debris and organic buildup, and avoidance of misuse, standing debris, or improper chemical exposure. Failure to properly maintain the surface may void applicable warranty coverage. Notwithstanding the above, neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient Work. ~~If any of the Work is found to be defective, deficient, or not in accordance with the Agreement, Contractor shall correct it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.~~

SECTION 5. INSURANCE.

A. Contractor, and any of its subcontractors, shall, at its own expense, maintain insurance during the performance of the Work under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000

Automobile Liability (if applicable)
Bodily Injury and Property Damage

\$1,000,000

B. The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

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

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the ~~Services to be~~Work performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor's liability under this Section 6 shall in no event exceed the insurance limits set forth in Section 5 herein.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District; provided however, in no event shall Contractor shall be liable for punitive, speculative, or other consequential damages.

SECTION 7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this

Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor; provided however, any permit fees, engineering fees, testing fees, impact fees, and municipal costs are excluded unless specifically stated otherwise in Exhibit A.

SECTION 14. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this

Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

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

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

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Court Project, LLC
4405 W. Platt Street
Tampa, Florida 33609
Attn: Drew Stephan

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

address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Pasco County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Patricia Thibault** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 574-3250, LLR@HAVENMGTSOL.COM, OR 255 PRIMERA BLVD., SUITE 160, LAKE MARY, FLORIDA 32746.

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

Section 32. Contractor Project Conditions and Limitations. Notwithstanding anything else provided in this Agreement, the Parties acknowledge and agree to the following Work conditions and limitations:

A. Weather and Scheduling. Project scheduling, coating application, and curing times are dependent upon suitable weather and environmental conditions. Contractor shall not be responsible for delays, temporary surface appearance issues, curing irregularities, or scheduling impacts caused by rain, humidity, temperature fluctuations, wind, debris, supplier delays, labor shortages, material availability, or other conditions beyond its control. Estimated project schedules are approximate and subject to adjustment due to weather conditions, site

conditions, inspections, permitting, or unforeseen circumstances. This provision is in addition to and consistent with the force majeure provisions set forth in Section 3.A.

B. Existing Surface and Site Conditions. Pricing is based upon visible site conditions at the time of inspection. Existing concrete, asphalt, and subsurface conditions may contain concealed defects or structural deficiencies not visible prior to commencement of work. Contractor shall not be responsible for hidden or latent site conditions including, but not limited to, unstable subgrade, hidden moisture intrusion, improper prior construction, unsuitable concrete or asphalt conditions, drainage deficiencies, buried utilities, structural movement, settlement, or subsurface failures. Discovery of such conditions may require additional work, repairs, materials, or schedule adjustments subject to a written change order pursuant to Section 3.B. Pricing is subject to adjustment if excessive structural cracking, substrate deterioration, or unsuitable base conditions are identified during the course of work. Minor ponding or residual low areas may remain due to existing substrate irregularities, settlement, drainage design, structural deficiencies, or underlying base conditions beyond Contractor's control. Any corrective work requiring extensive leveling, asphalt replacement, concrete replacement, drainage modification, or structural reconstruction is outside the original contract scope unless specifically stated in writing.

C. Cracking and Surface Movement. Contractor may repair, fill, or treat existing cracks as part of the project scope; however, resurfacing systems cannot permanently prevent future cracking or the reappearance of existing cracks. Cracks may return due to natural expansion and contraction, moisture conditions, settlement, ground movement, thermal cycling, or deficiencies in the underlying substrate. Reflective cracking and future surface movement are considered normal conditions for resurfacing systems and are not covered under warranty unless expressly stated otherwise in writing.

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

E. Site Access and Utilities. In accordance with Section 2.F, the District shall provide safe and unobstructed access to the project site, including reasonable access to water and electrical power during the project unless otherwise stated in writing. Delays caused by restricted access, occupied work areas, unavailable utilities, or unsafe conditions may result in additional charges pursuant to Section 3.B and schedule extensions.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WITNESS:

COURT PROJECT, LLC, a Florida limited
liability company

Print Name: _____

By: _____
Its: _____

Exhibit A: Scope of Work

Exhibit A Scope of Work



Long Lake Ranch

Half-Basketball Court Reconstruction Proposal

Reconstruction of two half basketball courts, including removal of the existing asphalt, intrusive roots, and damaged base material; installation of new concrete perimeter curbing; base repair and recompaction; and placement of a new 1.5-inch HMA asphalt lift. The courts will receive a complete acrylic resurfacing system, with the existing gooseneck posts reinstalled and new basketball backboards provided.

Prepared By
Andrew Stephan
Court Project, LLC
(813) 454-5867
build@courtproject.com
4405 W Platt St, Tampa, FL 33609, USA

Prepared For
Patricia Thibault
Long Lake Ranch CDD
(727) 484-8357
Patricia@havenmgtsof.com
19037 Long Lake Ranch Blvd, Lutz, FL 33558, USA

Court Project

Proposal 017-1

Issue Date July 28, 2026

Expires August 27, 2026

DESCRIPTION	TOTAL
Base Restoration	\$36,140.00
Root Removal & Base Restoration Remove existing tree roots within the affected area, excavate as required, and backfill with additional compacted aggregate base material to restore proper subgrade support and finished elevations prior to pavement construction.	\$5,000.00
Asphalt Installation - 1.5" HMA Resurfacing Demolish and remove existing asphalt surface and any visibly damaged base material. Proof roll and evaluate subgrade conditions, including soil testing. Replace the top layer of base material as required to achieve a stable foundation. Install 1.5" hot-mix asphalt (HMA) wearing course. Includes all labor, equipment, and haul-off of debris.	\$18,900.00
Install Concrete Curb - 6"x6" Form and pour concrete curbing for court perimeter.	\$12,240.00
Court Surfacing & Striping	\$15,308.00
Surface preparation and crack repair; application of the acrylic or cushioned coating system, and precision striping of regulation game lines to deliver a consistent, true-playing, durable finish.	
Acrylic Surfacing	\$15,308.00
Basketball Court Surfacing Apply 1 coat of Acrylic Resurfacer Apply 2 coats of Acrylic Color Coatings Apply 1 coat of Stripe-Rite Apply 1 coat of Line Paint	
Court Equipment	\$4,880.00
Furnishing and installation of sport-specific equipment, including net systems, posts, and basketball goals, set to regulation height and specification for each court type.	
Basketball	\$4,880.00
Install Basketball Hoop Installation of basketball hoop and goal system.	
42" x 60" Ultimate Rectangular Steel Playground and Side Court Backboard TS309 - supplier catalog item.	
General Conditions	\$3,672.00
Project management, supervision, scheduling, site coordination, mobilization, quality control, safety compliance, temporary protection, cleanup, and other general project support required for successful execution of the work.	
TOTAL	\$60,000.00

PAYMENT SCHEDULE

Name	Amount
Initial Deposit (50%)	\$30,000.00
Project Commencement (25%)	\$15,000.00
Final Payment (25%)	\$15,000.00

TERMS & CONDITIONS

Pricing & Payment Terms

A deposit equal to fifty percent (50%) of the total contract amount is due upon signing of this agreement. An additional twenty-five percent (25%) commencement payment is due at the start of the project, with the remaining twenty-five percent (25%) due upon substantial completion.

All invoices are due within five (5) business days of issuance. Final payment shall be due upon substantial completion, defined as the point at which the court or project area is reasonably capable of being used for its intended purpose, notwithstanding minor punch list items, cosmetic touch-ups, or non-material incomplete items that do not impair functionality.

Court Project reserves the right to suspend work, remove crews from the project, extend project schedules, and withhold warranties, closeout documents, and final deliverables in the event of delayed or nonpayment.

Past due balances shall incur a ten percent (10%) late fee plus interest at the rate of 1.5% per month (18% annually), or the maximum rate permitted by law. Client agrees to pay all costs of collection, including reasonable attorney's fees, court costs, lien costs, and collection expenses incurred by Court Project in recovering unpaid balances.

Proposal Validity

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

Change Orders

Any changes to the scope of work, materials, colors, dimensions, repairs, scheduling, or project specifications must be approved through a written change order and may result in additional costs and schedule adjustments.

Permits, Code Requirements & Municipal Approvals

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

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

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

Scheduling, Weather & Delays

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

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

Existing Surface & Site Conditions

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

Court Project shall not be responsible for hidden or latent site conditions including, but not limited to, unstable subgrade, hidden moisture intrusion, improper prior construction, unsuitable concrete or asphalt conditions, drainage deficiencies, buried utilities, structural movement, settlement, or subsurface failures. Discovery of such conditions may require additional work, repairs, materials, or schedule adjustments subject to a written change order.

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

Standing Water / Bird Bath Disclaimer

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

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

Cracking & Surface Movement

Court Project may repair, fill, or treat existing cracks as part of the project scope; however, resurfacing systems cannot permanently prevent future cracking or the reappearance of existing cracks. Cracks may return due to natural expansion and contraction, moisture conditions, settlement, ground movement, thermal cycling, or deficiencies in the underlying substrate. Reflective cracking and future surface movement are considered normal conditions for resurfacing systems and are not covered under warranty unless expressly stated otherwise in writing.

Surface Appearance & Color Variations

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

Site Access & Utilities

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

Limitation of Liability

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

GUARANTEE & WARRANTY

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

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

Court Project does not warrant any preexisting concrete, asphalt, or subsurface foundations not constructed by its team. Failures including peeling, bubbling, delamination, adhesion loss, cracking, coating failure, moisture-related failures, or surface movement resulting from preexisting conditions or foundational defects are specifically excluded from warranty coverage. Examples of such conditions include improper prior construction, inadequate drainage, hidden moisture, deficient concrete or asphalt installation, lack of vapor barriers, prior coatings, unsuitable substrate conditions, or structural deficiencies beneath the existing surface. Any repairs required due to preexisting conditions, substrate failures, or conditions outside Court Project's control shall be treated as additional work subject to a written change order and are not covered under warranty.

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

The above specifications, costs, and terms are hereby accepted.

PATRICIA THIBAUT

DATE

Summary report: Litera Compare for Word 11.16.0.74 Document comparison done on 9/29/2026 1:56:32 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4915-9293-7427/1/Agreement for Basketball Court Renovations (Court Project) - LLRCDD.docx	
Modified DMS: nd://4915-9293-7427/3/Agreement for Basketball Court Renovations (Court Project) - LLRCDD.docx	
Changes:	
<u>Add</u>	36
Delete	21
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	57

EXHIBIT 12

[RETURN TO AGENDA](#)

G.B. COLLINS ENGINEERING P.A.
AQUATIC ENGINEERING CONSULTANTS

September 4, 2026

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Patrick Scott O'Bryant
Kutak Rock LLF
107 W. College Ave.,
Tallahassee, FL 32301

Re: **Proposal for Construction Services
Long Lake Ranch Swimming Pool
18981 Long Lake Ranch Blvd, Lutz, FL 33558.**

Dear Mr. O'Bryant:

Thank you for requesting a proposal for the above-referenced project. I have attached our fee schedule and scope of services with this cover letter for your review. The fee schedule includes costs for construction services of six (4) additional site visits to monitor the resurfacing repair at different stages and provide progress reports to ensure the construction is adhering to the scope of work. Additionally, our services will include reviewing the bid for scope accuracy and construction duties.

G.B. Collins is fully licensed and has two-million-dollar professional liability insurance.

We will proceed with this project upon receipt of this signed cover sheet, agreeing to the scope of services and fee schedule. If you have any questions, please contact me directly.

Sincerely,

Samuel A. Liberatore

Samuel A. Liberatore, P.E.
President

Enc.

Long Lake Ranch Swimming Pool

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FEE SCHEDULE
SCOPE OF SERVICES
September 4, 2026

I. **Pool Inspection, Evaluation and Repair**..... **\$5,000**

1. Site Inspections

II. **Additional Services** **TBD**

TOTAL PROPOSED ENGINEERING FEE **\$ 5,000**
(Includes Phase I)

Signature

Date

Print Name

Long Lake Ranch Swimming Pool

FEE SCHEDULE
SCOPE OF SERVICES
September 4, 2026

Page | 3

I. Construction Services \$ 5,000

Construction Services include (but are not limited to):

Site Inspections:

- Onsite Monitoring during Construction
- Four (4) Site Visits to Observe and Monitor Construction progress.
- Provide Field Inspection Reports, Site Photos, and Site Activity
 - Demolition work
 - Surface prep
 - Interior surface installation,
- Answer and coordinate requests (RFI's) from pool contractor, site general contractor and field engineer.

Additional inspections not listed above will be charged at a rate of \$1,500.

Long Lake Ranch Swimming Pool

FEE SCHEDULE
SCOPE OF SERVICES
September 4, 2026

Page | 4

II. Additional Services TBD

Additional Services Items not included (but not limited to) are:

- Additional Site Inspections or Site Meetings..... \$ 1,500/visit
- Shop Drawing Review \$ 500/ per submittal
- Equipment Room Design \$ 1,500
- Heater Design \$ 1,000
- Zero-Entry Calculations \$ 1,000
- Sun-shelf Calculations \$ 1,000
- Slides \$ 5,000
- Spas \$ 4,000
- Fountain/ Water Feature Design \$ 2,500
- Interactive Water Features (IWF's) \$ 4,000
- Wade Pools \$ 4,000
- Deck design \$ 4,000
- Lighting Certification \$ 2,500
- Piling Design \$ 5,000
- Variance applications \$ 2,500
- Safety Plans \$ 2,500
- Site grading and drainage TBD
- Survey TBD
- Borings TBD
- Site permitting TBD
- Geotechnical Engineering TBD
- Fencing TBD
- Utility Design TBD
(ex. Storm sewer, sanitary sewer, water, tele-communications)
- Structural Design TBD
- Architectural Services TBD
- Equipment Modifications TBD
- Electrical Engineering TBD

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ATTACHMENT - TERMS & CONDITIONS

The terms and conditions contained herein are attached and incorporated into the agreement for Professional Services "Agreement" between the Client and GB Collins Engineering.

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1. Payment Provisions: Payment of GB Collins invoices is due within thirty (30) days of receipt invoice. Balances unpaid after sixty (60) days shall be charged interest at the rate of 1.5% per month until paid in full. If client objects to any portion of an invoice, client shall notify GB Collins Engineering in writing by certified U.S. Mail, return receipt requested, within 15 calendar days of the invoice date, or any objection shall be deemed waived, and the invoice shall be paid in full.

2. Changed Conditions: GB Collins Engineering reserves the right to renegotiate the fee if the work exceeds the scope of services defined in the agreement.

3. Client's Responsibilities:

(a) Client agrees to provide GB Collins Engineering with all the information, survey's, reports, and professional recommendations and any other related items requested by GB Collins Engineering in order to provide its professional services. GB Collins Engineering may rely on the accuracy and completeness of these items. Client shall furnish the services of the following consultants: Civil Engineering, Geotechnical Engineers, Surveyors, Structural Engineers (as necessary), Architectural and Environmental Engineering. Client agrees to advise GB Collins Engineering of any known or suspected contaminants at the Project (as such termed in the agreement) Client shall be solely responsible for all surface and subsurface soil conditions. Client will obtain and pay for all necessary permits from authorities with jurisdiction over the project. Client agrees to provide the items described in the paragraph and to render decisions in a timely. Manner so as not to delay the orderly and sequential progress of GB Collins Engineering Services.

(b) Hourly Rates for additional services:

Professional Engineer	=\$300.00/hr
Project Manager	=\$200.00/hr
Designer/Drafter	=\$150.00/hr
Construction Inspector	=\$100.00/hr
Clerical/Office	=\$ 75.00/hr

(c) Reimbursable Expenses including; Postage, Federal Express, Printing Supplies, Mileage Reimbursement (\$0.63/mile), Travel (Hotel, Air Fare, Meals), Printing (\$50/set-24"x36"), Color Copies (\$1.50/sheet-8.5"x11"). Please estimate \$300 for reimbursables.

4. Use and Ownership of GB Collins Engineering's Documents: Upon the parties signing this agreement, GB Collins grants Client a nonexclusive license to use the drawings, specifications, renderings, conceptual plans, blueprints and other documents prepared by GB Collins Engineering for Client "Documents", provided that client performs in accordance with the terms of this Agreement. No other license is implied or granted under this agreement. All instruments of Professional Service prepared by GB Collins Engineering, including the documents, are of the property of, and shall remain the exclusive property of GB Collins Engineering. Originals shall remain with GB Collins Engineering with client retaining a duplicate set. Client has the right to

Certificate of Authorization #27934
32707 US Hwy 19 North
Palm Harbor, Florida 34684
Tel: (727) 442-8443

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reproduce drawings or reasonable facsimiles, artist renditions or the like of said documents for marketing purposes. These documents shall not be reused on other projects by Client or sold or assigned to third parties without GB Collins Engineering's prior written permission, which may be withheld in its sole discretion. GB Collins Engineering retains all rights, including copy rights, in such documents, drawings, and concepts.

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5. Site Observation: The client recognizes that site observation/review is a vital element of GB Collins Engineering's service and includes design and drawing modifications based on changing site conditions during construction. Should the Client, for any reason, including non-payment, not retain GB Collins Engineering to review the site, or should the client restrict GB Collins Engineering from viewing the site during construction, the Client waives any claim or liability for injury or loss arising from problems during construction that allegedly result from findings, conclusions, recommendations, plans, or specifications developed by GB Collins Engineering. The Client also agrees to compensate GB Collins Engineering for time and expenses in the defense of any such claim. The site visits performed by GB Collins Engineering in no way constitute a guarantee that construction deficiencies may not exist or occur.

6. Termination: Either Client, or GB Collins Engineering may terminate this agreement upon seven (7) day's written notice to the other party. If terminated, Client agrees to pay GB Collins Engineering for all Basic and Additional Services rendered and Reimbursable and Direct Expenses (As such terms are defined in the fee schedule) incurred to the date of termination. Upon not less than seven (7) day's written notice, GB Collins Engineering may suspend the performance of its services if Client fails to pay GB Collins Engineering in full for services rendered or expenses incurred. GB Collins Engineering shall have no liability because of such suspension of services or termination due to Client's nonpayment.

7. Miscellaneous Provisions:

- (a) This agreement is governed by the Laws of the State of Florida without regard to the principles of laws. Any cause of action under this agreement shall be adjudicated in the appropriate court located in the County and State where the project is located.
- (b) This Agreement is the entire and integrated Agreement between Client and GB Collins Engineering and supersedes all prior negotiations, statements, or agreements, either written or oral. The parties may amend this Agreement only by a written instrument signed by both parties.
- (c) In the event that any term or provision of this Agreement is found to be enforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and any unenforceable or invalid term or provision shall be amended to the minimum extent required to make or provision enforceable and valid.
- (d) Neither Client nor GB Collins Engineering shall assign this agreement without prior written consent of the other.

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- (e) Irrespective of any other term in this Agreement, GB Collins Engineering shall not control or be responsible for construction means, methods, techniques, schedules, sequences, or procedures for the Project; or for construction safety or any other related programs; or for any other parties' errors or omissions or for another parties' failure to complete their work or services in accordance with GB Collins Engineering's Documents.
- (f) Client agrees to indemnify, defend and hold GB Collins Engineering harmless from and against any and all claims, liabilities, suits, demands, losses, costs, and expenses including, but not limited to, reasonable attorney's fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or other legal entities on account to any legal damages or losses to property or persons including injuries or death, or economic losses, arising out of the Project and/or this Agreement, except that GB Collins Engineering shall not be entitled to be indemnified to the extent such damages or losses are found by a court or forum of competent jurisdiction to be caused by GB Collins Engineering's negligent or willful errors or omissions. The provisions of this paragraph shall survive the expiration/termination of this Agreement.
- (g) Should any legal proceedings be commenced between the parties to this Agreement seeking to enforce any of its provisions. Including but not limited to, fee provisions, the prevailing party in such proceedings shall be entitled, in addition to such other relief as may be granted, to all costs and attorneys' and expert witnesses' fees which shall be determined by the court or forum in such a proceeding or in a separate action brought for that purpose. For purposes of this provision, "Prevailing Party" shall include a party that dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action of proceeding.
- (h) Client and GB Collins Engineering waive consequential damages for any claims, disputes, or other matters in question arising out of or relating to this agreement. GB Collins Engineering's waiver of consequential damages is contingent upon the Clients requiring contractor and its subcontractors to waive all consequential damages against GB Collins Engineering for claims or other matters in question arising out of or relating to this project.
- (i) To the extent damages are covered by property insurance during construction, Client and GB Collins Engineering waive all rights against each other and against the contractors, agents, and employees of the other for such damages. Client or GB Collins Engineering, as appropriate, shall require of the contractors, consultants, agents (and their employees) similar waivers in favor of the other parties described in this paragraph.
- (j) Client acknowledges and agrees that proper Project maintenance is required after the project is complete. A lack of, or improper maintenance in areas may result in damage to property or persons. Client further acknowledges and agrees that, as between the parties to this Agreement, Client is solely responsible for the results of any lack of or improper maintenance.
- (k) Nothing in this Agreement shall create a contractual relationship for any third party.

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- (l) It is the express intention of the parties, that GB Collins Engineering is an Independent Contractor and not an employee, agent, joint venture, or partner of the Client. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between Client and GB Collins Engineering or any employee or agent of GB Collins Engineering. Both parties acknowledge that GB Collins Engineering is not an employee for state or federal tax purposes.
- (m) It is the intention of the parties hereto that no person or entity other than a party hereto shall be entitled to bring any action to enforce any provision of this Agreement against the other party hereto, and that the covenants, undertakings, and agreements set forth in this agreement shall, unless provided otherwise, be solely for the benefit of, and shall be enforceable only by the parties hereto and their respective successors and permitted assigns.

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EXHIBIT 13

[RETURN TO AGENDA](#)

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	Notes
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 consid 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 rec termination. Contract is being reviewed for 813 Towing. Sent 3 emails to 813 Towing . They contacted me on 07.30 and we are advancing to execution . After multiple communication was executed by 813 on 08.25 and Chair executed on 08.26. Communication was sent to 813 on 08.26 to confirm that all Statutorily required signage is in place in order to begin needs to be incorporated that stipulates the correct towing hours
3	2	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 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. 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 started. 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 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 working properly. Too much traffic in the pool with the main pool being resurfaced.
4	3	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: We have staff to 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 is a bidder. I will gather quotes before the August meeting. Amenity team has reached out and proposers are advising that the mailboxes should be sandblasted first which is what is wanting to guarantee work unless the sandblasting is done. Will continue to reach out to vendors and bring proposals that may include the sandblasting to the November meeting.
5	4	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026	We just received a new pressure washer line jet attachment from Amazon. I will jet any drains I can find around the main pool because I believe that the deck 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 deck is causing 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. 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 is being 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. I will check it 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 pool, 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
6	5	2.5.26	Police report for median tree	Amenity Manager	3.5.26	Bill to check if we can get since we are a government entity. Bill still does not have the information to file for a request . Bill called and we were unable to obtain the report. attempt to retrieve report
7	6	05.07.2026	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no motorized vehicles, no fishing signs. Board requested an updated list of no keep, leep and new additions. Bill is working on compiling list . 05-28 update: We gave the list of signs to the supervisors. That was the list for supervisors to select which signs they wanted. I will compile the list again for signage for catch and release and do not stand on grates. Amenity Manager to provide proposals one quadrant at a time 06-24 Update: Bill: One of the two estimates is in. I will receive the other. The signage proposal with Architectural Signs was approved and the amenity team is advancing. Final Signage mock up will be presented in the August meeting. proposal was approved at the August meeting and finalization of order is underway. Signs have been ordered
8	7	03.15.2025	Insurance & Car Hit on Sunlake	Amenity Manager	12.04.2025	A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding. 4.2.26 Update: need to get update from Bill. Amenity manager is still researching
9	8	08.06.2026	Monument Track Lights	Amenity Manager	09.03.2026	Will was contacted several times. He responded on 08.24 and was on site. Bill replaced GFI. However, Foxtail is now out and Bill has contacted Will again as he believes the Will control box. Will back on site the week of 09.21 to address additional outages All but the Cordgrass is working and amenity and DM have reached out to the vendor
10	9	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.
11	10	08.06.2026	Breakers that would not reset	Blue Water	09.06.2026	Need proposal for fountain 2 and 3 for the light breakers that would not reset. Blue Water tech to be on site on 08.27 and will hopefully have proposal for meeting . Fountain
12	11	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 filed 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 the 24th and project is being overseen by GB Collins. Progress Reports are being sent to the Supervisors
13	12	01.05.2026	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
14	13	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 estimate and received 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: on status and project is about 6 months out
15	14	09.03.2026	Pond 6&7 mowing	GHS	ongoing	Pond 6 & 7 - mow this down when the pond dries up . Chuck advises that it is still wet wait to maintain but will continue to monitor
16	15		Pond 50 B	GHS	ongoing	Chuck will jabe a crew out next week to remove some of the woody material that has pooped up and the cattails. 09.23.2026
17	16	8.06.2026	Fish Stocking	GHS	09.06.2026	08.27.2026 Fish stocking was being held due to the low water level in the littoral shelves, GHS will begin working with fish stocking agent as the water levels have come back up issues in obtaining the fathead minnows and they are hoping to have over the course of the next several weeks
18	17	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. has been sent to Anchor Stone . The passwords were sent and the District now has the email addresses . Now awaiting Anchor stone to confirm that everything has been turned in from IT on 09.15.2026 requesting confirmation from Anchor Stone that all has been completed
19	18	Court Project & GHS	Develop Contract	Kutak	10.01.2026	Develop a contract for Court Project and Addendum for GHS

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	Notes
20	19	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; 08.27.2026 Access
21	20	1.5.26	Fire Bush install	Red Tree Landscape	07.02.2026	John Burkett scheduled to meet with representative from the Board about the Firebush placement, who did not attend and meet with John. Scheduled for completion 4.2.26 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 completed shortly . This has been completed
22	21	08.06.2026	Edging and weeding to be performed on each visit	Red Tree Landscape	09.06.2026	Red Tree Pete Lucadano has advised that edging and weeding should happen on each visit
23	22	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
24	23	4.2.26	Plant Material Assesment	Red Tree Landscape	June	Evaluate for plant material that was hurt by the freeze.
25	0	4.2.26	New clock	Red Tree Landscape	5.7.26	New clock should be in . Clock is in and running , need to determine access from the District
26	25	07.02.2026	Access Issues	Stantec	08.02.2026	Greg to work with Red Tree as to outstanding access issues. Stantec sent Red Tree a map to mark up where pond access is blocked. Once we receive the map we will review and prepare a report outlining our findings and recommendations.
27	26	08.06.2026	Grate at the bottom of the Ramp	Stantec	09.06.2026	Project should be completed by next week . Additional concrete work needed. During pre-construction meeting with contractor we noticed the handrail is not secure. Projects are scheduled for second week of October.
28	27	09.03.2026	SWFWMD	Stantec	10.01.2026	Bring update to the October meeting. To be discussed at October meeting under district engineers report
29	28	09.03.2026	Pond 110 Erosion Proposal	Stantec	10.01.2026	Pond 110 Erosion Proposal. Reviewed in field. Report to contractors 9-24-2026. Try to have proposals back by October meeting.
30	29	07.02.2026	Sealcoat of parking	ZCOMPLETED	07.23.2026	Sealcoat proposal with Gulf Coast Sealcoat . Project should be started by August 10th Project was delayed by contractor and we are awating a new deliverable date from contractor. Contractor advised that the seal coat should be done the second week of September on Thursday and Friday Project has been completed
31	30	1.5.26	Basketball court resurface	ZCOMPLETED	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 is 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 for 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 for 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 . A 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 ele 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 meeting for current fiscal year. Court Project was approved at the September meeting and awaiting final contract. This is now in Counsel deliverable
32	31	08.06.2026	Fence Panels on Peppergrass on North Bound Side	ZCompleted	09.03.2026	Fence Panels have been repaired
33	32	06.04.2026	1204 Multiflora	ZCOMPLETED		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 final. Amount related to Counsel involvement has been sent to Chow in the amount of \$155.55 and has been accounted for as a receivable . Amount has been received
34	33	08.06.2026	August meeting updates	ZCOMPLETED	09.06.2026	Firebush install has been completed, median enhancement install has been completed, .need new annuals type will be orange and yellow marigolds with a splash of purple and preparedness was not mentioned in their report
35	34	- 6 Vehciles	Mulch Depth	ZCOMPLETED	COMPLETED	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 removal. Redtree does not remove mulch material unless contracted to do so. Redree was asked for an estimate to lower the mulch/soil height from the parking lot fingers. I have seen 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 Burkett 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 proposal
36	35	06.07.2026	Email to residents	ZCOMPLETED	COMPLETED	Mulch proposal was not approved
37	36	3.5.26	Main Pool Repair	ZCOMPLETED	COMPLETED	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
38	37	1.5.26	French Drain Proposal	ZCOMPLETED	COMPLETED	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 been met with Pool Doctor . Chairwoman is designated as the liasion with Kutak on the matter. Update and discussion slated for the August agenda This is now a Cooper Pools project
39	38	5.7.26	Pavilion lights	ZCOMPLETED	COMPLETED	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 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 week of 6.27.26
40	39	07.02.2026	Parking spots in Foxtail	ZCOMPLETED	COMPLETED	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 waiting to be installed the timer. The timer should be installed by meeting date. Project has been completed
41	40	5.7.26	Permits with DOH	ZCOMPLETED	COMPLETED	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 (red), 22 regular, 11 amenity(green) , and 8 handicap
42	41	07.02.2026	Foxtail Pool Delamination Patch	ZCOMPLETED	COMPLETED	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 !
						Pool patch of Foxtail and pool will be closed. Pool was closed for one day and scheduling was 2 weeks behind. Project has been completed and future additional analysis will be done to determine if this pool requires additional surface work

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	Notes
43	42	02.05.2026	Stantec	ZCOMPLETED	COMPLETED	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 di
44	43	03.05.2026	Erosion	ZCOMPLETED	COMPLETED	Stantec Counseland terms will be presented at the July Meeting. Presented and approved 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
45	44	06.04.2026	18920 Beautyberry	ZCOMPLETED	COMPLETED	and bring back next month, Advanced Drainage will begin work week of June 8 . 6-22-2026 Update Repairs complete. 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 syste
46	45	02.05.2026	Fence Survey	ZCOMPLETED	COMPLETED	have proposal prior to meeting date. It was determined this was an HOA issue Survey Proposal approved. Surveyor encountered issues at the site with the resident. It was determined the scope provided from DE was in error . New proposal for site has
47	46	4.2.26	Pool Attendants	ZCOMPLETED	COMPLETED	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: proposal next month. Survey found that there were 2 residents whose fence encraoched on District property , Results were presented at the May meeting. Residents hav
48	47	5.7.26	Serenoa stump removal	ZCOMPLETED	COMPLETED	encroaching fence panels
49	48	5.7.26	Serenoa Towing sign	ZCOMPLETED	COMPLETED	Prior year Noah was brought back
50	49	5.7.26	Holiday lights	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 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 Change to red and blue. 05.29 Update String lighting has been switch to red, white. and blue chasing.

EXHIBIT 14

[RETURN TO AGENDA](#)

Dear Management Team,

I am writing to formally report an incident involving an aggressive individual that occurred on the tennis courts on 9/11 at approximately 6:00pm. As a resident and vendor agreement holder, I believe it is important to bring this to your attention to ensure the safety and comfort of everyone in our community.

While I was teaching the kids group class on court 1, the individual approached me and asked "when are you done?" I politely said to him "I will be done with lessons at 7:00." The individual began acting aggressively, using intimidating body language, refused to let me teach the class and approached me then said "you're not even allowed to do lessons here!"

I attempted many times to calmly handle the situation by mentioning "I have a contract with the CDD Board to provide tennis lessons here at Long Lake Ranch and I am also a Resident." But, their hostile behavior continued to escalate to a point where other parents from the kids group class attempted to calm him down. He was just as hostile and aggressive towards the children's parents.

Because of this, the individual and his friend proceeded to roll out the pickleball net onto the court during our class so that we were unable to continue. He showed me his driver's license and stated that "he is a resident and pays alot of money to live here and that I will not be able to teach any lessons or make any money here on the tennis courts as long as he's here!"

Because of this, the kids, the parents and myself felt unsafe! I kindly request management to look into this matter. I have multiple witnesses and video of the incident. I have seen the individual on the courts in the afternoons and I don't want another situation like this incident to escalate. I personally feel unsafe with the individual and his friends up at the courts while I am conducting classes.

I kindly request that management looks into this matter. Thank you for your prompt attention to maintaining a safe environment for all our residents. I am available if you need any additional details.

Thanks

Peter

EXHIBIT 15

[RETURN TO AGENDA](#)



Chair & Umbrella Audit

Current Working Inventory for Pool Furniture:

Round Tables = 15

Chairs for Rounds = 50

High Round Table = 3

Lounge = 35

Umbrellas = 10

Umbrella Stands = 14

Pool Capacities:

Main = 87

Foxtail = 42

- 85 Seats available.
- Excluded were the 9 high top chairs and chairs and umbrellas that are unacceptable for the decks.
- There are 6 umbrellas that can be fixed.
- There were no outdoor items for sale at Costco.



EXHIBIT 16

[RETURN TO AGENDA](#)

Long Lake Ranch Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
August 31, 2026**

Long Lake Ranch CDD
Balance Sheet
August 31, 2026

	General Fund	Reserve Fund	Debt Service 2014 Fund	Debt Service 2015 Fund	Debt Service 2016 Fund	Debt Service 2026 Fund	Total
1 <u>Assets:</u>							
2 Operating Account-SS	\$ 187,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,942
3 Money Market Account- SS	1,542,967	1,874,199	-	-	-	-	3,417,166
4 Debit Card - SS	300	-	-	-	-	-	300
5 Small Checking - SS	500						500
6 Petty Cash	-		-	-	-	-	-
7 Trust Accounts							
8 Revenue Fund	-	-	-	144,256	88,649	6,733	239,638
9 Reserve Fund	-	-	-	117,969	94,938	67,293	280,200
10 Cost of Issuance			-			429	429
11 Prepayment Fund	-	-	-	-	-	-	-
12 Accounts Receivable	1,171	-	-	-	-	-	1,171
13 Assessments Receivable-On Roll	5,657	-	-	859	700	1,158	8,375
14 Excess Fees - Receivable	-	-	-	-	-	-	-
15 Due from Other Funds	-	-	-	6,838	5,574	9,213	21,625
16 Prepaid Expenses	5,111	-	-	-	-	-	5,111
17 Deposits	33,490	-	-	-	-	-	33,490
18 TOTAL ASSETS	1,777,136	1,874,199	-	269,922	189,861	84,826	4,195,945
19 Liabilities:							
20 Accounts Payable	7,706	-	-	-	-	-	7,706
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	-	-	-	-	-	21,625
24 TOTAL LIABILITIES	34,989	-	-	859	700	1,158	37,706
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	-	-	-	269,063	189,160	83,668	541,891
30 Unassigned	1,206,048	-	-	-	-	-	1,206,048
31 TOTAL LIABILITIES AND FUND BALANCE	\$ 1,777,136	\$ 1,874,199	\$ -	\$ 269,922	\$ 189,861	\$ 84,826	\$ 4,195,945

LONG LAKE RANCH CDD															
General Fund															
Statement of Revenue, Expenditures and Change in Fund Balance															
For the Period of October 1, 2025 through August 31, 2026															
	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Month of April	FY2026 Month of May	FY2026 Month June	FY2026 Month July	FY2025 Month August	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	\$12,791.05	\$ -		\$ 1,197,057	\$ 1,202,714	\$ (5,657)	100%
4 Assessments Levied for General Fund Transfer to Re	-		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		1,570	6,070	6,000	70	101%
9 Room Rentals	-	-	-	-								-	-	-	0%
10 Gate Access Cards	-	-	-	-								-	-	-	0%
11 Miscellaneous Revenue	250	-	13,411	-	(59)	75	(32)	50	1,524	2,554	(40)	17,733	-	17,733	0%
12 Interest	8,344	6,627	8,538	11,010	10,302	11,800	9,942	8,750	9,442	9,081	8,701	102,537	-	102,537	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	11,635	10,231	1,673,398	1,635,232	38,166	102%
17 Expenditures:															
18 Administrative															
19 Supervisors-Regular Meetings	1,615	1,015	800	1,015	1,015	1,015	1,015	1,015	1,015	1,015	1,015	11,553	13,000	(1,447)	89%
20 Supervisors-Workshops									1,015			1,015	1,000	15	102%
21 Payroll Taxes (BOS)	15	61	61	61	61	61	61	61	122	61	61	689	1,071	(382)	64%
22 Payroll Services Fees	50	50	50	50	50	50	50	50	100	50	50	600	700	(100)	86%
23 District Management	1,250	1,250	605	-	1,250	1,250	1,250	3,144	1,250	1,250	1,250	13,748	15,000	(1,252)	92%
24 Administrative	417	417	202	-	417	417	417	1,048	417	417	417	4,583	5,000	(417)	92%
25 Accounting	833	833	403	-	833	833	833	2,096	833	833	833	9,166	10,000	(834)	92%
26 Assessment Roll Preparation	417	417	202	-	417	417	417	1,048	417	417	417	4,583	5,000	(417)	92%
27 Dissemination Agent	250	250	120	-	250	250	250	628	250	250	250	2,748	3,000	(252)	92%
28 District Counsel	-	7,198	4,161	7,426	8,068	3,538	4,078	4,001	3,938	11,542	4,735	58,682	45,000	13,682	130%
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	-						1,705		1,759	1,500	259	117%
37 Website Hosting	-	-	1,538	-								1,538	2,015	(478)	76%
38 TOTAL ADMINISTRATIVE	8,997	11,551	12,355	8,552	12,361	7,831	8,371	14,290	13,625	17,539	9,028	124,500	131,829	(7,329)	94%
39 Insurance															
40 Public Officials, General Liability & Property Insurance	32,118	-	-	-	-	-	-	-	-	-	-	32,118	34,313	(2,195)	94%
41 TOTAL INSURANCE	32,118	-	-	-	-	-	-	-	-	-	-	32,118	34,313	(2,195)	94%
42 Utilities															
43 Utilities-Electricity	-	5,097	4,460	5,093	4,115	4,115	3,871	3,370	3,188	3,188		36,496	61,200	(24,704)	60%
44 Utilities-Streetlights	-	8,698	8,682	8,783	8,424	7,893	8,413	8,404	8,182	6,539	181	74,201	117,300	(43,099)	63%
45 Utilities-Water/Sewer	58	276	3,238	2,433	1,141	1,341	898	842	805	463	411	11,906	18,000	(6,094)	66%
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	123	123	1,461	2,040	(579)	72%
48 TOTAL UTILITIES	178	14,191	16,721	16,430	13,800	13,469	13,429	12,740	12,298	10,314	715	124,285	200,070	(75,785)	62%
49 Security															
50 Security Repairs & Maintenance	-	-	-	-	145		815		474	331		1,765	7,500	(5,735)	24%
51 TOTAL SECURITY	-	-	-	-	145	-	815	-	474	331	-	1,765	7,500	(5,735)	24%

LONG LAKE RANCH CDD General Fund Statement of Revenue, Expenditures and Change in Fund Balance For the Period of October 1, 2025 through August 31, 2026															
	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Month of April	FY2026 Month of May	FY2026 Month June	FY2026 Month July	FY2025 Month August	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	417	417	4,583	5,000	(417)	92%
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	2,460	4,920	27,060	29,520	(2,460)	92%
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	14,085	14,085	154,938	180,920	(25,983)	86%
62 Landscape Replacement-Mulch	-	-	49,500	-		8,750			8,181		8,330	74,761	72,000	2,761	104%
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	-	4,014		144			35,258	3,023	1,285	44,939	15,000	29,939	300%
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 Contingency	2,600	-	453	-	150		2,000		440			5,643	30,627	(24,984)	18%
72 TOTAL PHYSICAL ENVIRONMENT	32,177	19,688	80,717	38,044	15,052	38,162	27,457	61,133	67,566	19,984	29,037	429,018	595,673	(166,655)	72%
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	11,263	11,438	123,747	141,296	(17,549)	88%
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	4,400		33,260	40,000	(6,740)	83%
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	452	757	11,194	21,000	(9,806)	53%
85 Office Supplies	-	-	-	-						1,361		1,361	1,200	161	113%
86 Furniture Repair/Replacement	-	-	-	-								-	1,750	(1,750)	0%
87 Pool Repairs	-	-	-	4,935	12,550		2,423	1,423		-	2,023	23,354	2,000	21,354	1168%
88 Pool Permits	-	-	-	-					560	305		865	1,000	(135)	87%
89 Communication (Tel, Fax, Internet)	418	418	421	417	439	439	439	439	440	811		4,682	5,000	(318)	94%
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	105	105	1,136	3,600	(2,464)	32%
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	22,761	18,697	14,323	199,600	242,346	(42,746)	82%
96 Project Budget															
97 Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	-	-	-	-	-	-	50,000	(50,000)	0%
99 Total Expenditures	84,267	60,594	134,553	82,120	67,316	74,105	66,748	- 104,889	116,725	66,865	53,103	911,286	1,285,231	(373,945)	71%
100 Total Excess Expenditures Over (Under) Revenues	(75,172)	124,730	1,152,876	(31,167)	(45,934)	(52,943)	(31,954)	- (88,253)	(91,969)	(55,230)	(42,873)	762,112	350,001	373,945	
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	1,254,865	1,379,595	2,532,470	2,501,304	2,455,368	2,402,426	- 2,020,471	1,932,219	1,840,250	1,785,019	1,630,037	1,630,037		
107 Net Change In Fund Balance	(75,172)	124,730	1,152,876	(31,167)	(45,934)	(52,943)	(381,954)	- (88,253)	(91,969)	(55,230)	(42,873)	412,112	700,001		
108 Fund Balance - Ending-Projected	1,254,865	1,379,595	2,532,470	2,501,304	2,455,368	2,402,426	2,020,471	- 1,932,219	1,840,250	1,785,019	1,742,147	2,042,149	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 August 31, 2026

	FY 2026 Approved Budget	FY 2026 Total Actual Year-to-Date	VARIANCE Over (Under) to Budget Year-to-Date
1 <u>Revenues:</u>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	-	-
6 Total Revenues	-	-	-
7 <u>Expenditures:</u>			
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 <u>Other Financing Sources & Uses</u>			
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	350,000	350,000	-
15 Transfers Out	-	-	-
16 Total Other Finances Sources & Uses	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 <u>Analysis of Fund Balance</u>			
21 Assigned: Future Capital Improvements	1,583,784	1,583,784	
23 Fund Balance - Ending	1,583,784	1,583,784	

\$59,585 expense: Pool resurfacing project

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 August 31, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- 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 <u>Expenditures:</u>			
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 August 31, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 235,041	\$ (897)
3 Excess Fees	-	-	-
4 Interest Revenue	-	7,526	7,526
5 Total Revenues	235,938	242,567	6,629
6 <u>Expenditures:</u>			
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	7,729	4,529
15 NET Change in Fund Balance	3,200	7,729	4,529
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 269,063	\$ 4,529

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 August 31, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 191,568	\$ (313)
3 Excess Fees	-	-	-
4 Interest Revenue	-	5,519	5,519
5 Total Revenues	191,881	197,086	5,205
6 <u>Expenditures:</u>			
7 Interest Expense:			
8 November 1, 2025	59,100	58,803	(297)
9 May 1, 2026	75,000	75,000	-
10 Principal Retirement:			
11 May 1, 2026	57,600	58,628	1,028
12 Principal Prepayment	-	10,000	10,000
13 Total Expenditures	191,700	202,431	10,731
14 Excess Expenditures Over (Under) Exp.	181	(5,345)	(5,526)
15 NET Change in Fund Balance	181	(5,345)	(5,526)
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	\$ 194,686	\$ 189,160	\$ (5,526)

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 August 31, 2026

	FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1 <u>Revenues:</u>			
2 Special Assessments- On Roll (NET)	\$ -	\$ 11,012	\$ 11,012
3 Excess Fees	-	-	-
4 Bond Proceeds		166,809	166,809
5 Interest Revenue	-	583	583
6 Transfer In		73,442	73,442
7 Total Revenues	-	251,847	251,847
8 <u>Expenditures:</u>			
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.	-	85,467	85,466
18 NET Change in Fund Balance	-	85,467	85,467
19 Fund Balance-Beginning	-	(1,798)	-
20 Fund Balance - Ending	\$ -	\$ 83,668	\$ 85,467

-

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

Balance per Bank Statement	201,859
Plus: Deposits in Transit	-
Less: Outstanding Checks	(13,916)
<i>Adjusted Bank Balance</i>	187,942

Beginning Balance	155,374
Receipts	101,692
Disbursements	(69,124)
<i>Balance per Book</i>	187,942

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
10/1/2025		67 William Pellan	BOS Payment - Check originally voided in QB for being 120 days outstanding from FY 25 - CK 67 is...		184.70	52,077.75
10/3/2025			Deposit	5,129.29		57,207.04
10/4/2025		5068 RedTree Landscape Systems	Irrigation Repairs		275.00	56,932.04
10/4/2025		5069 RedTree Landscape Systems	irrigation repairs		75.64	56,856.40
10/4/2025		5070 RedTree Landscape Systems	irrigation repairs		49.50	56,806.90
10/4/2025		5071 RedTree Landscape Systems	irrigation repairs		148.00	56,658.90
10/4/2025		5072 RedTree Landscape Systems	irrigation repairs		39.00	56,619.90
10/4/2025		5073 RedTree Landscape Systems	irrigation repairs		34.50	56,585.40
10/4/2025		5074 RedTree Landscape Systems	irrigation repairs		229.88	56,355.52
10/4/2025		5075 RedTree Landscape Systems	irrigation repairs		75.62	56,279.90
10/4/2025		5076 RedTree Landscape Systems	tree removal		650.00	55,629.90
10/4/2025		5077 RedTree Landscape Systems	tree repair		3,000.00	52,629.90
10/4/2025		5078 RedTree Landscape Systems	tree maint		750.00	51,879.90
10/7/2025		5079 Coastal Waste & Recycling, Inc.	waste collection		120.24	51,759.66
10/7/2025		5080 WRB Painting LLC	Painting		5,950.00	45,809.66
10/9/2025	100925ach1	Frontier	Phone-Internet 9/15-10/14		150.99	45,658.67
10/9/2025	100925ach2	Frontier	Phone-Internet 9/15-10/14/25		265.92	45,392.75
10/10/2025	101025ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	45,272.51
10/10/2025	101025ach	Engage PEO	BOS 10-2-25		757.10	44,515.41
10/10/2025		71 William Pellan	BOS MTG 10/2-25		184.70	44,330.71
10/10/2025		72 Darrell Thompson	BOS 10-2-25		184.70	44,146.01
10/15/2025		5081 RedTree Landscape Systems	landscape enhancement		8,181.00	35,965.01
10/15/2025	101525ach	Florida Commerce	Special Dist Filling Fee		175.00	35,790.01
10/20/2025		5082 Bryans Fence LLC	Fence word		12,600.00	23,190.01
10/21/2025		5083 Turner Pest Control LLC	pest control		100.00	23,090.01
10/21/2025		5085 American Power Washing			2,249.00	20,841.01
10/22/2025	102225ach	Pasco County Utilities Services Branch	18981 long lake ranch blvd		173.40	20,667.61
10/22/2025	102225ach1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		148.55	20,519.06
10/24/2025			Funds Transfer		500.00	20,019.06
10/28/2025		5086 GHS LLC	Aquatic Maint		2,460.00	17,559.06
10/28/2025			Funds Transfer	100,000.00		117,559.06
10/29/2025		5086 Egis Insurance & Risk Advisors	Policy #100125769		32,118.00	85,441.06
10/31/2025	103125ach	Duke Energy	Summary Bill 9/3-10/1		12,946.08	72,494.98
10/31/2025				105,129.29	119,906.59	72,494.98
11/3/2025		5087 Cooper Pools Inc	Pool Maintenance		3,200.00	69,294.98
11/3/2025		5088 RedTree Landscape Systems	Landscape Maint		14,085.25	55,209.73
11/3/2025		5089 Anchor Stone Management, LLC	Invoice for payroll		4,989.10	50,220.63
11/3/2025		5090 Anchor Stone Management, LLC	Inv 18		3,583.34	46,637.29
11/3/2025		5091 Anchor Stone Management, LLC	Invoice for payroll		5,178.47	41,458.82
11/4/2025			Funds Transfer		-	41,458.82
11/4/2025			Funds Transfer	75,000.00		116,458.82
11/6/2025			Deposit	16,639.45		133,098.27
11/10/2025		5092 Blue Water Aquatics, Inc	Fountain Maint/Repair		660.15	132,438.12
11/10/2025		5093 Blue Water Aquatics, Inc	Fountain Insp & Cleaning Serv		750.00	131,688.12
11/10/2025		5094 Kutak Rock LLP	Gen prof Legal serv		2,150.00	129,538.12
11/10/2025		5095 Kutak Rock LLP	Gen prof Legal serv		1,128.50	128,409.62
11/10/2025	111025ach	Frontier	Phone and Internet		266.67	128,142.95
11/10/2025	111025ach2	Frontier	Phone and Internet		150.99	127,991.96
11/10/2025			Deposit	0.03		127,991.99
11/14/2025	111425ach	Engage PEO	BOS 11-6-25		757.10	127,234.89
11/14/2025		73 William Pellan	BOS MTG 11/6/25		184.70	127,050.19
11/14/2025			Deposit	123,147.85		250,198.04
11/14/2025		74 Darrell Thompson	BOS 11-6-25		184.70	250,013.34
11/17/2025		5096 Turner Pest Control LLC	pest control		100.00	249,913.34

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
11/17/2025		5097 Anchor Stone Management, LLC	Irrigation and Tree Walk		1,000.00	248,913.34
11/17/2025		5098 Anchor Stone Management, LLC	Invoice for payroll		4,925.97	243,987.37
11/18/2025		5099 Dibartolomeo, McBee, Hartley & Barnes, PA	serv rendered audited		4,150.00	239,837.37
11/18/2025			Deposit	500.00		240,337.37
11/19/2025		5100 Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	236,637.37
11/19/2025		5101 RedTree Landscape Systems	irrigation repairs		60.00	236,577.37
11/20/2025			Deposit	84,959.83		321,537.20
11/20/2025			Funds Transfer		500.00	321,037.20
11/20/2025			Funds Transfer		2,000.00	319,037.20
11/21/2025	112125ach	Pasco County Utilities Services Branch	18981 long lake ranch		93.34	318,943.86
11/21/2025	112125ach2	Pasco County Utilities Services Branch	0 COMMUNITY Cntr		182.26	318,761.60
11/23/2025		5102 GHS LLC	Aquatic Maintenance		2,460.00	316,301.60
11/23/2025		5103 RedTree Landscape Systems	irrigation repairs		120.65	316,180.95
11/26/2025			Deposit	55,704.17		371,885.12
11/26/2025			Funds Transfer		1,000.00	370,885.12
11/30/2025		5104 Blue Water Aquatics, Inc	fountain svcs		136.00	370,749.12
11/30/2025				355,951.33	57,697.19	370,749.12
12/1/2025		5105 RedTree Landscape Systems	Landscape Maint		14,085.25	356,663.87
12/1/2025		5106 Kutak Rock LLP	Reference: General prof Legal services.		2,150.00	354,513.87
12/1/2025		5107 Kutak Rock LLP	Reference: General prof Legal services.		1,769.00	352,744.87
12/1/2025	120125ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		120.24	352,624.63
12/1/2025	120125ach2	Duke Energy	Summary Bill 10/2-11/3/25		13,795.59	338,829.04
12/4/2025		5108 American Illuminations & Decor Inc	Holiday wreath install/takedown		2,500.00	336,329.04
12/5/2025			Deposit	1,733,911.83		2,070,240.87
12/5/2025			Deposit	3,000.00		2,073,240.87
12/5/2025			Deposit	10,411.00		2,083,651.87
12/7/2025		5109 Cooper Pools Inc	Pool Maintenance		3,200.00	2,080,451.87
12/8/2025		5110 Mike Fasano. Pasco County Tax Collector	PropTax 33-26-18-0030-OP200-0000		110.58	2,080,341.29
12/8/2025		5111 Mike Fasano. Pasco County Tax Collector	PropTax 34-26-18-0020-00000-OP10		92.15	2,080,249.14
12/8/2025		5112 Mike Fasano. Pasco County Tax Collector	Parcel 3426180020000000P10 Solid Waste		110.58	2,080,138.56
12/8/2025		5113 Mike Fasano. Pasco County Tax Collector	Parcel 33261800300P2000000,Solid Waste		110.58	2,080,027.98
12/8/2025		5114 SchoolNow	CDD ADA-PDF		1,537.50	2,078,490.48
12/9/2025		5115 RedTree Landscape Systems	tree removal		3,200.00	2,075,290.48
12/9/2025	120925ach	Frontier	Phone and Internet		266.67	2,075,023.81
12/9/2025	120925ach1	Frontier	Phone and Internet		150.99	2,074,872.82
12/10/2025		5116 Anchor Stone Management, LLC			9,172.06	2,065,700.76
12/11/2025			Deposit	130,893.08		2,196,593.84
12/12/2025	121225ach	Engage PEO	BOS 12-4-25		726.50	2,195,867.34
12/12/2025		75 Darrell Thompson	BOS 12-4-25		184.70	2,195,682.64
12/12/2025		5117 Keystone Backflow Services LLC	backflow testing		453.00	2,195,229.64
12/14/2025		5118 Anchor Stone Management, LLC	Invoice for payroll		4,544.25	2,190,685.39
12/16/2025		5119 Turner Pest Control LLC	pest control		100.00	2,190,585.39
12/16/2025	121625ach	Florida Department of Revenue	sales tax dec 2025		6.91	2,190,578.48
12/17/2025			Funds Transfer		1,000.00	2,189,578.48
12/18/2025			Deposit	576.64		2,190,155.12
12/18/2025			Deposit	8,096.68		2,198,251.80
12/19/2025	121925ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		3,074.61	2,195,177.19
12/19/2025	121925ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	2,195,013.69
12/21/2025		5120 GHS LLC	2025 Aquatic Maintenance.		2,460.00	2,192,553.69
12/21/2025		5121 Business Observer	Inv for 9/27/24		54.69	2,192,499.00
12/21/2025		5122 Kutak Rock LLP	General prof Legal services.		2,150.00	2,190,349.00
12/21/2025		5123 Kutak Rock LLP	General prof Legal services.		2,010.50	2,188,338.50
12/21/2025		5124 RedTree Landscape Systems	landscape -seasonal flowers		8,181.00	2,180,157.50
12/23/2025			Funds Transfer		1,800,000.00	380,157.50
12/28/2025		5126 RedTree Landscape Systems	fall mulch installation		49,500.00	330,657.50
12/29/2025		5128 Turner Pest Control LLC	pest control		100.00	330,557.50
12/29/2025		5129 Haven Management Solutions	Billiing #3		5,168.75	325,388.75
12/29/2025		5131 Haven Management Solutions	Billiing #4		215.05	325,173.70
12/30/2025	123025ach	Duke Energy	Summary Bill		13,141.27	312,032.43

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12/31/2025				1,886,889.23	1,945,605.92	312,032.43
1/1/2026		5132 RedTree Landscape Systems	Landscape Maint		14,085.25	297,947.18
1/1/2026		5133 Blue Water Aquatics, Inc	fountain svcs		136.00	297,811.18
1/4/2026		5134 Cooper Pools Inc	Pool Maintenance		3,200.00	294,611.18
1/5/2026		5135 Cooper Pools Inc	Pool Maintenance		30.00	294,581.18
1/8/2026	010826ach	Frontier	Phone and Internet 12/15-1/14/26		270.05	294,311.13
1/8/2026	010826ach2	Frontier	Phone and Internet 12/15-1/14/26		150.99	294,160.14
1/9/2026			Deposit	1,633.32		295,793.46
1/9/2026			Deposit	7,630.90		303,424.36
1/9/2026			Deposit	48,389.79		351,814.15
1/9/2026			Deposit	1,000.00		352,814.15
1/11/2026		5138 Cooper Pools Inc	Pool repair/maint		2,075.00	350,739.15
1/11/2026		5139 Blue Water Aquatics, Inc	Fountain Insp & Cleaning		750.00	349,989.15
1/12/2026		5141 RedTree Landscape Systems	Irrigation repairs		1,000.00	348,989.15
1/12/2026		5142 Haven Management Solutions	Payrol Billing 12/28/25-1/10/26		4,606.25	344,382.90
1/13/2026	011326ach	Coastal Waste & Recycling, Inc.	WASTE COLLECTION		120.24	344,262.66
1/16/2026	011626ach	Engage PEO	BOS 1-5-26		757.10	343,505.56
1/16/2026		76 William Pellan	BOS MTG 1-5-26		184.70	343,320.86
1/16/2026		77 Darrell Thompson	BOS 1-5-26		184.70	343,136.16
1/19/2026		5143 RedTree Landscape Systems	Irrigation repairs		220.15	342,916.01
1/22/2026		5147 RedTree Landscape Systems	Irrigation repairs		496.85	342,419.16
1/22/2026		5148 RedTree Landscape Systems	Irrigation repairs		237.55	342,181.61
1/22/2026		5149 Turner Pest Control LLC	pest control		104.50	342,077.11
1/22/2026		5150 Cooper Pools Inc	Pool repair/maint		2,860.00	339,217.11
1/23/2026	012326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		2,213.49	337,003.62
1/23/2026	012326ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		219.78	336,783.84
1/28/2026		5152 Haven Management Solutions	Payrol Billing 1/11-1/24/26		4,698.75	332,085.09
1/29/2026		5153 Kutak Rock LLP	Gen prof Legal svc		1,716.48	330,368.61
1/29/2026		5154 RedTree Landscape Systems	Irrigation repairs		130.00	330,238.61
1/29/2026		5155 GHS LLC	Aquatic Maintenance.		2,460.00	327,778.61
1/30/2026		5156 US Bank	Series 2014A & A2 Trustee fees		4,256.13	323,522.48
1/31/2026				58,654.01	47,163.96	323,522.48
2/1/2026		5157 Haven Management Solutions	District Managemen Svc Feb		3,583.34	319,939.14
2/2/2026		5158 RedTree Landscape Systems	Landscape Maint		14,085.25	305,853.89
2/2/2026	020226ach	Duke Energy	Summary Bill 12/2-1/2/26		13,876.21	291,977.68
2/3/2026		5161 Cooper Pools Inc	Pool Maintenance		3,200.00	288,777.68
2/6/2026		5162 Kutak Rock LLP	General prof Legal services.		2,150.00	286,627.68
2/6/2026		5163 Kutak Rock LLP	General prof Legal services.		5,275.50	281,352.18
2/6/2026			Deposit	500.00		281,852.18
2/9/2026	020926ach	Frontier	Phone and Internet		266.50	281,585.68
2/9/2026	020926ach2	Frontier	Phone and Internet		150.99	281,434.69
2/9/2026		5164 DCSI, Inc " Security & Sound"	Camera/DVR Service,		145.00	281,289.69
2/10/2026		5167 Haven Management Solutions	PR Billing 1/25-2/7/26		4,644.05	276,645.64
2/10/2026		Anchor Stone Management LLC		10,000.00		286,645.64
2/11/2026			Deposit	15,750.70		302,396.34
2/13/2026	021326ach	Engage PEO	BOS 2-5-26		757.10	301,639.24
2/13/2026		78 William Pellan	BOS MTG 2-5-26		184.70	301,454.54
2/13/2026		79 Darrell Thompson	BOS 2-5-26		184.70	301,269.84
2/17/2026	021726ach	Florida Department of Revenue	sales tax jan 2026		58.50	301,211.34
2/20/2026	022026ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	301,047.84
2/23/2026		5168 W.C. Sherrill and Company LLC	Surverying		150.00	300,897.84
2/23/2026		5169 RedTree Landscape Systems	tree removal		400.00	300,497.84
2/23/2026		5170 Turner Pest Control LLC	pest control		104.50	300,393.34
2/23/2026	022326ach	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		977.97	299,415.37
2/24/2026		5171 Haven Management Solutions	Payrol Billing 2/8-2/21/26		4,668.75	294,746.62
2/25/2026		5172 US Bank	Series 2016 Trustee Fees		4,756.13	289,990.49
2/26/2026	022626ach	Coastal Waste & Recycling, Inc.	waste collection		120.24	289,870.25
2/28/2026				26,250.70	59,902.93	289,870.25
3/1/2026		5174 Haven Management Solutions	District Managemen Services - March		3,583.34	286,286.91

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
3/2/2026		5176 Cooper Pools Inc	Pool Maintenance		3,230.00	283,056.91
3/2/2026		5175 Bay Paver Sealing & Cleaning Inc.	Pool Repair/Walkway/Pavers		12,550.00	270,506.91
3/2/2026		5177 RedTree Landscape Systems	Landscape Maint		14,085.25	256,421.66
3/2/2026	030226ach	Duke Energy	Summary Bill 1/3-2/2/26		12,538.56	243,883.10
3/4/2026		5179 Anchor Stone Management, LLC	Management Fees-Prorated 15/31 Days		1,733.87	242,149.23
3/4/2026		5178 Anchor Stone Management, LLC	Invoice for payroll		437.05	241,712.18
3/6/2026		5180 American Illuminations & Decor Inc	rgb track lighting		16,734.37	224,977.81
3/9/2026		5181 Steadfast Alliance	Mulch Installation		8,750.00	216,227.81
3/9/2026		5182 RedTree Landscape Systems	irrigation repairs		144.00	216,083.81
3/9/2026		5184 Haven Management Solutions	Payrol Billing 2/22-3/8/26		5,168.75	210,915.06
3/9/2026		5186 Kutak Rock LLP	General prof Legal services.		4,864.00	206,051.06
3/9/2026		5187 Kutak Rock LLP	General prof Legal services.		2,210.00	203,841.06
3/9/2026		5188 Kutak Rock LLP	General prof Legal services.		994.00	202,847.06
3/10/2026			Deposit	604.50		203,451.56
3/11/2026	031126ach1	Frontier	Phone and Internet 2/15-3/14/26		288.48	203,163.08
3/11/2026	031126ach2	Frontier	Phone and Internet 2/15-3/14/26		150.99	203,012.09
3/11/2026			Funds Transfer		2,000.00	201,012.09
3/12/2026			Deposit	737.48		201,749.57
3/12/2026			Deposit	12,270.05		214,019.62
3/13/2026	031326ach	Coastal Waste & Recycling, Inc.	Waste Collection		120.24	213,899.38
3/19/2026	031926ach	Florida Department of Revenue	sales tax feb 2026		29.25	213,870.13
3/20/2026	032026ach1	Engage PEO	BOS 2-5-26		757.10	213,113.03
3/20/2026		80 William Pellan	BOS MTG 3-20-26		184.70	212,928.33
3/20/2026		81 Darrell Thompson	BOS 3-20-26		184.70	212,743.63
3/20/2026	032026ach4	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		1,167.93	211,575.70
3/20/2026	032026ach7	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		172.88	211,402.82
3/23/2026		5189 Kutak Rock LLP	General prof Legal services.		442.50	210,960.32
3/23/2026		5190 Kutak Rock LLP	General prof Legal services.		2,210.00	208,750.32
3/23/2026		5191 Kutak Rock LLP	General prof Legal services.		885.00	207,865.32
3/24/2026		5193 Haven Management Solutions	Payrol Billing 3/8-3/21/26		4,768.75	203,096.57
3/26/2026		5194 Turner Pest Control LLC	pest control		104.50	202,992.07
3/31/2026				13,612.03	100,490.21	202,992.07
4/1/2026		5195 Haven Management Solutions	District Mgt April		3,583.34	199,408.73
4/2/2026		5196 Cooper Pools Inc	Pool Maintenance		3,200.00	196,208.73
4/2/2026	4/2/2026	Duke Energy	Summary Bill		12,008.18	184,200.55
4/3/2026	4/22/2026	Pasco County Utilities Services Branch	18981 Long lake ranch		191.64	184,008.91
4/7/2026		5198 GHS LLC	Aquatic Maintenance.		2,460.00	181,548.91
4/7/2026		5199 W.C. Sherrill and Company LLC	Surverying		950.00	180,598.91
4/7/2026		5200 RedTree Landscape Systems	Landscape Maint		14,085.25	166,513.66
4/7/2026		5201 RedTree Landscape Systems	tree work		4,125.00	162,388.66
4/8/2026		5197 Haven Management Solutions	Payroll Billing 3/22-4/4/26		4,768.75	157,619.91
4/8/2026			Funds Transfer		1,000.00	156,619.91
4/9/2026			Deposit	97.73		156,717.64
4/9/2026			Deposit	7,723.94		164,441.58
4/9/2026			Deposit	29,016.36		193,457.94
4/9/2026	4/9/2026	Frontier	Phone and Internet		288.48	193,169.46
4/9/2026	4/9/2026	Frontier	Phone and Internet		150.99	193,018.47
4/12/2026		5203 Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2014 May 1 2026 Payment		309,801.37	(116,782.90)
4/12/2026		5204 Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2015 May 1 2026 Payment		229,940.66	(346,723.56)
4/12/2026		5205 Long Lake Ranch CDD C/O US BANK	Funds for DS Series 2016 May 1 2026 Payment		187,411.31	(534,134.87)
4/12/2026			Funds Transfer	727,153.34		193,018.47
4/13/2026	4/13/2026	Engage PEO	BOS 4-2-26		757.10	192,261.37
4/13/2026		83 Darrell Thompson	BOS 4-2-26		184.70	192,076.67
4/13/2026		82 William Pellan	BOS MTG April 26		184.70	191,891.97
4/17/2026	041726ACH	Cooper Pools Inc	Deposit-Pool Resurfacing		1,422.50	190,469.47
4/20/2026	042026ach	Florida Department of Revenue	sales tax april 2026		31.69	190,437.78
4/21/2026		5208 Haven Management Solutions			4,901.25	185,536.53
4/22/2026			Funds Transfer	100,000.00		285,536.53
4/22/2026	4/22/2026	Pasco County Utilities Services Branch	0 COMMUNITY CENTER		706.53	284,830.00

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
4/23/2026		5209 DCSI, Inc " Security & Sound"	Camera/DVR Service,		815.00	284,015.00
4/26/2026	042626ach	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION		123.36	283,891.64
4/27/2026		5210 W.C. Sherrill and Company LLC	boundary lines		1,050.00	282,841.64
4/29/2026		5211 Cooper Pools Inc	remodeling/resurfacing		1,000.00	281,841.64
4/30/2026				863,991.37	785,141.80	281,841.64
5/1/2026		5212 RedTree Landscape Systems	Landscape Maint		14,085.25	267,756.39
5/1/2026		5213 Blue Water Aquatics, Inc	Fountain Insp & Cleaning		950.00	266,806.39
5/1/2026		5214 Blue Water Aquatics, Inc	Fountain repair		884.83	265,921.56
5/1/2026		5215 Blue Water Aquatics, Inc	Fountain inspection		750.00	265,171.56
5/1/2026		5218 Haven Management Solutions	District Mgt svc - May		3,583.34	261,588.22
5/1/2026		5219 Haven Management Solutions	District Mgt svc - Jan		3,583.34	258,004.88
5/1/2026		5220 Haven Management Solutions	District Mgt Svc-Dec		1,843.88	256,161.00
5/1/2026	050126ach	Duke Energy	Summary Bill		12,284.27	243,876.73
5/4/2026		5221 Cooper Pools Inc	monthly commerical maint		3,200.00	240,676.73
5/4/2026		5222 Kutak Rock LLP	General prof Legal services.		1,867.50	238,809.23
5/4/2026		5225 GHS LLC	Aquatic Maintenance.		2,460.00	236,349.23
5/4/2026		5224 Turner Pest Control LLC	pest control		104.50	236,244.73
5/6/2026		5226 RedTree Landscape Systems	spring seasonal color		8,181.00	228,063.73
5/10/2026		5230 American Illuminations & Decor Inc	rgb track lighting		14,000.00	214,063.73
5/11/2026		5231 American Power Washing	pressure washing		30,000.00	184,063.73
5/11/2026	051126ach	Frontier	Phone and Internet		288.26	183,775.47
5/11/2026	051126ach2	Frontier	Phone and Internet		150.99	183,624.48
5/12/2026		5232 Haven Management Solutions	Payroll Billing 4/19-5/2/26		5,293.75	178,330.73
5/12/2026			Deposit	1,468.85		179,799.58
5/12/2026			Deposit	9,392.67		189,192.25
5/12/2026			Deposit	550.00		189,742.25
5/14/2026			Service Charge		50.00	189,692.25
5/16/2026		5233 GHS LLC	Aquatic Maintenance.		2,460.00	187,232.25
5/18/2026		5234 Pasco County Property Appraiser	Pasco County Property Appr		150.00	187,082.25
5/20/2026		5235 Haven Management Solutions	Payroll Billing 5/3-5/16/26		5,418.75	181,663.50
5/20/2026		5236 RedTree Landscape Systems	stump ginding		250.00	181,413.50
5/21/2026		5237 LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,913.50
5/21/2026		5238 LLS Tax Solutions Inc.	Arbitrage Svcs		500.00	180,413.50
5/21/2026		5239 Turner Pest Control LLC	pest control		104.50	180,309.00
5/21/2026	052126ach	Pasco County Utilities Services Branch	0 Community Center		678.45	179,630.55
5/21/2026	052126ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	179,467.05
5/22/2026	052226ach	Engage PEO	BOS 4-2-26		757.10	178,709.95
5/22/2026		84 William Pellan	BOS MTG		184.70	178,525.25
5/22/2026		85 Darrell Thompson	BOS MTG		184.70	178,340.55
5/25/2026	052526ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	178,217.19
5/27/2026			Funds Transfer	100,000.00		278,217.19
5/31/2026				111,411.52	115,035.97	278,217.19
6/1/2026		5243 Cooper Pools Inc	monthly commerical maint		3,200.00	275,017.19
6/1/2026		5244 Kutak Rock LLP	General prof Legal services.		413.00	274,604.19
6/1/2026		5245 Kutak Rock LLP	General prof Legal services.		2,210.00	272,394.19
6/1/2026		5246 Kutak Rock LLP	General prof Legal services.		1,377.50	271,016.69
6/1/2026		5247 RedTree Landscape Systems	Landscape Maint		14,085.25	256,931.44
6/1/2026		5241 Haven Management Solutions	District Mgt-June		3,583.34	253,348.10
6/1/2026	060126ach	Duke Energy	Summary Bill		11,774.40	241,573.70
6/2/2026		5242 Haven Management Solutions	Payroll Billing 5/17-5/30/26		6,693.75	234,879.95
6/4/2026		5248 Don Harrison Enterprises LLC	Electrical Repair		440.00	234,439.95
6/4/2026	060426ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	234,316.59
6/5/2026		5251 RedTree Landscape Systems	Irrigation repairs		364.65	233,951.94
6/5/2026		5252 Cooper Pools Inc	Final Inv-Pool Resurfacing		1,422.50	232,529.44
6/5/2026	060426ach1	Engage PEO	BOS 5-25-26		757.10	231,772.34
6/5/2026		86 William Pellan	BOS MTG 5-25-26		184.70	231,587.64
6/5/2026		87 Darrell Thompson	BOS MTG 5-25-26		184.70	231,402.94
6/7/2026		5253 DCSI, Inc " Security & Sound"	Camera/DVR Service,		256.99	231,145.95
6/7/2026		5254 GHS LLC	Aquatic Maintenance.		2,460.00	228,685.95

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
6/8/2026		5249 Florida Dept of Health in Pasco County	Pool Permits (2 Invoices)		560.00	228,125.95
6/8/2026		5250 RedTree Landscape Systems	3 invoices pd		1,564.91	226,561.04
6/8/2026	060826ach	Frontier	Phone and Internet		150.99	226,410.05
6/8/2026	060826ach1	Frontier	Phone and Internet		288.26	226,121.79
6/8/2026			Deposit	6,200.79		232,322.58
6/10/2026			Deposit	2,562.00		234,884.58
6/10/2026	061026ACH	Southstate Bank	Svc Chg-Checks		531.07	234,353.51
6/12/2026		5255 RedTree Landscape Systems	irrigation repairs		120.25	234,233.26
6/12/2026		5256 RedTree Landscape Systems	irrigation repairs		17,256.54	216,976.72
6/12/2026		5257 RedTree Landscape Systems	irrigation repairs		250.00	216,726.72
6/12/2026		5258 RedTree Landscape Systems	irrigation repairs		375.00	216,351.72
6/12/2026		5259 RedTree Landscape Systems	stump grinding		800.00	215,551.72
6/12/2026			Transfer To Debit Card		2,000.00	213,551.72
6/15/2026			Deposit	12,735.70		226,287.42
6/16/2026		5260 Haven Management Solutions	Payroll Billing 5/31-6/13/26		5,693.75	220,593.67
6/18/2026	061826ach	Engage PEO	BOS 6.4.26		757.10	219,836.57
6/18/2026		88 William Pellam	BOS MTG 6.4.26		184.70	219,651.87
6/18/2026		89 Darrell Thompson	BOS MTG 6.4.26		184.70	219,467.17
6/19/2026	061926ach	Pasco County Utilities Services Branch	0 Community Center		444.45	219,022.72
6/19/2026	061926ach1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		360.48	218,662.24
6/19/2026	061926ach11	Florida Department of Revenue	sales tax		38.50	218,623.74
6/24/2026		5261 Advanced Drainage Solutions	Repair Miltered		3,300.00	215,323.74
6/24/2026		5262 Advanced Drainage Solutions	pond bank stabilization		3,425.00	211,898.74
6/24/2026		5263 Berger, Toombs, Elam, Gaines & Frank	audit services		3,700.00	208,198.74
6/26/2026		5264 RedTree Landscape Systems	tree work		4,400.00	203,798.74
6/29/2026		5265 Turner Pest Control LLC	pest control		104.50	203,694.24
6/29/2026		5266 RedTree Landscape Systems	seasonal flowers		8,181.00	195,513.24
6/30/2026		5267 Haven Management Solutions	Payroll Billing 6/14-6/28/26		5,306.25	190,206.99
6/30/2026				21,498.49	109,508.69	190,206.99
7/1/2026		5268 Haven Management Solutions	District Mgt Svc-July		3,583.34	186,623.65
7/1/2026	7/1/2026	DynamicMedia	Sirius Subscription 7/2/26-7/2/27		371.40	186,252.25
7/2/2026		5269 Cooper Pools Inc	monthly commerical maint		3,200.00	183,052.25
7/2/2026		5270 Cooper Pools Inc	Resurfacing		59,585.40	123,466.85
7/2/2026	070226ach	Duke Energy	Summary Bill		11,369.67	112,097.18
7/5/2026		5271 RedTree Landscape Systems	Landscape Maint		14,085.25	98,011.93
7/5/2026		5272 DCSI, Inc " Security & Sound"	gate svc		217.50	97,794.43
7/5/2026		5273 Kutak Rock LLP	General prof Legal services.		2,210.00	95,584.43
7/5/2026		5274 Kutak Rock LLP	General prof Legal services.		1,728.43	93,856.00
7/9/2026		5275 RedTree Landscape Systems	Irrigation repair		59.13	93,796.87
7/9/2026		5276 Kutak Rock LLP	General prof Legal services.		3,258.50	90,538.37
7/10/2026	071026ach	Frontier	Phone and Internet 6/15-7/14/26		288.26	90,250.11
7/10/2026	071026ach2	Frontier	Phone and Internet 6/15-7/14/26		150.99	90,099.12
7/10/2026	071026ach3	Engage PEO	BOS 6.4.26		757.10	89,342.02
7/10/2026		90 William Pellam	BOS MTG		184.70	89,157.32
7/10/2026		91 Darrell Thompson	BOS MTG		184.70	88,972.62
7/10/2026			Deposit	2,346.00		91,318.62
7/12/2026		5277 GHS LLC	Aquatic Maintenance.		2,460.00	88,858.62
7/17/2026		5278 Haven Management Solutions	Payroll Billing 6/29-7/12/26		5,993.75	82,864.87
7/17/2026		5279 Haven Management Solutions	Reimbursement for Legal Ad		1,334.00	81,530.87
7/17/2026		5281 Business Observer	Meeting		80.94	81,449.93
7/17/2026			Deposit	215.05		81,664.98
7/19/2026		5280 DCSI, Inc " Security & Sound"	gate svc		330.99	81,333.99
7/19/2026	071926ac	Florida Department of Revenue	sales tax		162.37	81,171.62
7/20/2026	072026ach1	Pasco County Utilities Services Branch	0 Community Center		280.97	80,890.65
7/20/2026	072026ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		182.26	80,708.39
7/21/2026			Funds Transfer	100,000.00		180,708.39
7/22/2026		5282 RedTree Landscape Systems	irrigation repair		17,256.64	163,451.75
7/22/2026		5284 Cooper Pools Inc	Repairs/Maint		1,200.00	162,251.75
7/25/2026	072526ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	162,128.39

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
7/29/2026		5285 Haven Management Solutions	Payroll Billing 7/13-7/26/26		5,268.75	156,859.64
7/29/2026		5286 Haven Management Solutions	Reimb for Legal Adv		289.60	156,570.04
7/31/2026		5287 RedTree Landscape Systems	Irrigation Repairs		891.00	155,679.04
7/31/2026	073126ach	Florida Dept of Health in Pasco County	Pool Permit 2025		305.35	155,373.69
7/31/2026				102,561.05	137,394.35	155,373.69
8/1/2026		5288 RedTree Landscape Systems	Landscape Maint		14,085.25	141,288.44
8/1/2026		5291 Haven Management Solutions	District Management Services - August		3,583.34	137,705.10
8/2/2026		5289 AlphaGraphics Tampa Print Corp	Printing		1,361.30	136,343.80
8/2/2026		5290 Turner Pest Control LLC	pest control		104.50	136,239.30
8/3/2026			Funds Transfer	100,000.00		236,239.30
8/3/2026	080326ach	Duke Energy	Summary Bill		9,726.98	226,512.32
8/5/2026		5293 Kutak Rock LLP	Legal Svcs		3,890.61	222,621.71
8/5/2026		5294 Kutak Rock LLP	Legal Svcs		2,210.10	220,411.61
8/5/2026		5295 Kutak Rock LLP	Legal Svcs		2,182.50	218,229.11
8/10/2026	081026ach	Frontier	Phone and Int		288.89	217,940.22
8/10/2026	081026ach2	Frontier	Phone and Int		150.99	217,789.23
8/12/2026		5299 RedTree Landscape Systems	Irrigation Repairs		20.00	217,769.23
8/12/2026		5300 RedTree Landscape Systems	Irrigation Repairs		127.70	217,641.53
8/12/2026		5301 RedTree Landscape Systems	Irrigation Repairs		179.03	217,462.50
8/12/2026		5302 RedTree Landscape Systems	Irrigation Repairs		40.38	217,422.12
8/12/2026		5303 RedTree Landscape Systems	Irrigation Repairs		218.75	217,203.37
8/12/2026		5304 RedTree Landscape Systems	Irrigation Repairs		67.50	217,135.87
8/12/2026		5305 RedTree Landscape Systems	Irrigation Repairs		75.00	217,060.87
8/12/2026		5306 Kutak Rock LLP	General prof Legal services.		2,210.00	214,850.87
8/12/2026		5307 GHS LLC	Aquatic Maintenance.		2,460.00	212,390.87
8/14/2026		5297 Haven Management Solutions	Payroll Billing 7/27-8/9/26		5,831.25	206,559.62
8/14/2026			Deposit	0.03		206,559.65
8/14/2026			Deposit	1,692.00		208,251.65
8/17/2026		5308 Turner Pest Control LLC	pest control		104.50	208,147.15
8/19/2026		5309 RedTree Landscape Systems	Irrigation Repairs 7.27.26		37.50	208,109.65
8/19/2026	081926ach	Florida Department of Revenue	sales tax		162.31	207,947.34
8/21/2026		92 William Pellan	BOS MTG		184.70	207,762.64
8/21/2026	082126ach	Engage PEO	BOS mtg		757.10	207,005.54
8/21/2026		93 Darrell Thompson	BOS MTG		184.70	206,820.84
8/21/2026	082126ach1	Pasco County Utilities Services Branch	0 Community Center		256.43	206,564.41
8/21/2026	082126ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		154.12	206,410.29
8/24/2026		5310 Kutak Rock LLP	General prof Legal services.		2,210.00	204,200.29
8/24/2026		5311 Kutak Rock LLP	General prof Legal services.		2,525.21	201,675.08
8/24/2026		5312 Cooper Pools Inc	pool maint		553.36	201,121.72
8/25/2026	082526ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	200,998.36
8/26/2026		5314 Haven Management Solutions	Payroll Billing 8/10-8/23/26		5,606.25	195,392.11
8/26/2026	082626ach	Duke Energy	Summary bill		181.45	195,210.66
8/31/2026		5315 RedTree Landscape Systems	8.27.26 Landscap Const		2,899.00	192,311.66
8/31/2026		5316 RedTree Landscape Systems	07.26.26 Irrigation Rep		439.46	191,872.20
8/31/2026		5317 Cooper Pools Inc	pool maint		1,470.00	190,402.20
8/31/2026		5318 GHS LLC	Aquatic Maintenance.		2,460.00	187,942.20
8/31/2026				101,692.03	69,123.52	187,942.20

EXHIBIT 17

[RETURN TO AGENDA](#)

4:18 PM

09/23/26

Accrual Basis

Long Lake Ranch CDD

Transactions by Account

As of August 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit
1. General Fund						
Bill Pm...	08/01/2026	5288	RedTree Landscape ...	Landscape Maint		14,085.25 ✓
Bill Pm...	08/01/2026	5291	Haven Management ...	District Management Services - August		3,583.34 ✓
Bill Pm...	08/02/2026	5289	AlphaGraphics Tamp...	Printing		1,361.30 ✓
Bill Pm...	08/02/2026	5290	Turner Pest Control ...	pest control		104.50 ✓
Transfer	08/03/2026			Funds Transfer	100,000.00	
Bill Pm...	08/03/2026	08032...	Duke Energy	Summary Bill		9,726.98 ✓
Bill Pm...	08/05/2026	5293	Kutak Rock LLP	Legal Svcs		3,890.61 ✓
Bill Pm...	08/05/2026	5294	Kutak Rock LLP	Legal Svcs		2,210.10 ✓
Bill Pm...	08/05/2026	5295	Kutak Rock LLP	Legal Svcs		2,182.50 ✓
Bill Pm...	08/10/2026	08102...	Frontier	Phone and Int		288.89 ✓
Bill Pm...	08/10/2026	08102...	Frontier	Phone and Int		150.99 ✓
Bill Pm...	08/12/2026	5299	RedTree Landscape ...	Irrigation Repairs		20.00 ✓
Bill Pm...	08/12/2026	5300	RedTree Landscape ...	Irrigation Repairs		127.70 ✓
Bill Pm...	08/12/2026	5301	RedTree Landscape ...	Irrigation Repairs		179.03 ✓
Bill Pm...	08/12/2026	5302	RedTree Landscape ...	Irrigation Repairs		40.38 ✓
Bill Pm...	08/12/2026	5303	RedTree Landscape ...	Irrigation Repairs		218.75 ✓
Bill Pm...	08/12/2026	5304	RedTree Landscape ...	Irrigation Repairs		67.50 ✓
Bill Pm...	08/12/2026	5305	RedTree Landscape ...	Irrigation Repairs		75.00 ✓
Bill Pm...	08/12/2026	5306	Kutak Rock LLP	General prof Legal services.		2,210.00 ✓
Bill Pm...	08/12/2026	5307	GHS LLC	Aquatic Maintenance.		2,460.00 ✓
Bill Pm...	08/14/2026	5297	Haven Management ...	Payroll Billing 7/27-8/9/26		5,831.25 ✓
Deposit	08/14/2026			Deposit	0.03	
Deposit	08/14/2026			Deposit	1,692.00	
Bill Pm...	08/17/2026	5308	Turner Pest Control ...	pest control		104.50 ✓
Bill Pm...	08/19/2026	5309	RedTree Landscape ...	Irrigation Repairs 7.27.26		37.50 ✓
Bill Pm...	08/19/2026	08192...	Florida Department o...	sales tax		162.31 ✓
Bill Pm...	08/21/2026	92	William Pellam	BOS MTG		184.70 ✓
Bill Pm...	08/21/2026	08212...	Engage PEO	BOS mtg		757.10 ✓
Bill Pm...	08/21/2026	93	Darrell Thompson	BOS MTG		184.70 ✓
Bill Pm...	08/21/2026	08212...	Pasco County Utilitie...	0 Community Center		256.43 ✓
Bill Pm...	08/21/2026	08212...	Pasco County Utilitie...	18981 LONG LAKE RANCH		154.12 ✓
Bill Pm...	08/24/2026	5310	Kutak Rock LLP	General prof Legal services.		2,210.00 ✓
Bill Pm...	08/24/2026	5311	Kutak Rock LLP	General prof Legal services.		2,525.21 ✓
Bill Pm...	08/24/2026	5312	Cooper Pools Inc	pool maint		553.36 ✓
Bill Pm...	08/25/2026	08252...	Coastal Waste & Re...	Waste Collection		123.36 ✓
Bill Pm...	08/26/2026	5314	Haven Management ...	Payroll Billing 8/10-8/23/26		5,606.25 ✓
Bill Pm...	08/26/2026	08262...	Duke Energy	Summary bill		181.45 ✓
Bill Pm...	08/31/2026	5315	RedTree Landscape ...	8.27.26 Landscap Const		2,899.00 ✓
Bill Pm...	08/31/2026	5316	RedTree Landscape ...	07.26.26 Irrigation Rep		439.46 ✓
Bill Pm...	08/31/2026	5317	Cooper Pools Inc	pool maint		1,470.00 ✓
Bill Pm...	08/31/2026	5318	GHS LLC	Aquatic Maintenance.		2,460.00 ✓
Total 1. General Fund					101,692.03	69,123.52
TOTAL					101,692.03	69,123.52

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

Invoice 35080



BILL TO

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

DATE	PLEASE PAY	DUE DATE
08/01/2026	\$14,085.25	09/15/2026

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

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 #
8/1/2026	100

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

AlphaGraphics
4410 W Hillsborough Ave, Ste A
Tampa, FL 33614
813-875-7083
www.agtampa.com



Pay Your Invoice Online

[click here](#)

Invoice Number: **262134**

Bill To:
Long Lake Ranch c/o Haven Management Solutions
Phone: 407-966-7629
E-Mail: Patricia@AnchorstoneMgt.com

Date: 7/20/26
Payment Due: 8/19/26
P.O.:

Taken By: Richard

Account Type: Charge Account
Wanted: 7/15/26

Long Lake Ranch CDD

Quantity	Description	Price
850	Letters. 8.5" x 11" printed double sided full color with bleed.	\$ 378.26
850	Window envelopes - black ink printing	\$ 327.30
850	Mailing Services - Validate and Presort Mailing List, Add Barcode, Insert Letters and remittance envelopes in Envelopes, Check for Match name on letter and name on envelope,	\$ 127.45
850	Seal Envelopes, Deliver to Post Office with documentation Postage	\$ 528.29

Invoice was originally sent to wrong email address as notee on the bill. Invoice was paid upon receipt of correct email address

Get noticed, get business.

No matter the shape, size, or application, we specialize in signage that will get noticed. We are experts at banners, posters, window graphics, wall graphics, vehicle graphics, trade show displays, and more.



Subtotal	1,361.30
Tax	0.00
Shipping	0.00
Total	1,361.30
Deposit (-)	0.00
Amount Due	\$1,361.30

PAYMENT TERMS: I understand all charged invoices are payable 30 days after invoice date and that a service fee of 1.5% per month will be added to all past due accounts. In the event payment is not made and account is referred to a collection agency, or if legal action is required I will pay collection and/or attorney's fees resulting from such action.

CHECK ACCEPTANCE POLICY: My signature indicates I understand and authorize AlphaGraphics to electronically debit my account on all dishonored checks plus a processing fee and any applicable taxes. **ALL DISPUTES** must be addressed within 30 days of receipt of product. AlphaGraphics cannot research disputes on product older than 30 days.

CREDIT CARD ACCEPTANCE POLICY: Credit card payment may be accepted at the time of sale or within the first 30 days after release of merchandise. Credit card payments exempt from credit card payment without a processing fee.

Signature _____

Time _____

Print Name _____

Date _____

You can view our Privacy Policy at: <https://www.alphagraphics.com/privacy-policy.html>



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622670761
DATE: 08/12/2026
ORDER: 622670761

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
08/12/2026	04:42 AM			04:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/12/2026		05:38 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



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 8

LONG LAKE RANCH COMM DEV DIS

Bill date Jul 13, 2026

For service Jan 3 - Jul 1

180 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	\$10,412.46
Payment Received	0.00
Current Electric Charges	327.05
Deposit	-1,021.22
Taxes	8.69
Total Amount Due Aug 03	\$9,726.98

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

Billing summary by account

Account Number	Service Address	Totals
930000012497		-1,021.22
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	99.13
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

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

Amount of automatic draft

\$9,726.98
by Aug 3

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

88930000012497000660001041246000000000000009726986



duke-energy.com
877.372.8477

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 may apply) 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
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	74.85
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	310.07
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	62.53
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	58.04
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	32.67
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	389.04
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	121.84
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	0.00



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Account Number	Service Address	Totals
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	0.00
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	335.74
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	0.00
	Total Charges	\$8,705.76



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details

Account Information	Billing Details	Amounts
930000012497 LONG LAKE RANCH COMM DEV DIS	Deposit Interest -1,021.22	\$-1,021.22
	Total	\$-1,021.22
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	This account did not bill with this Collective invoice	
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	This account did not bill with this Collective invoice	
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	This account did not bill with this Collective invoice	
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	This account did not bill with this Collective invoice	
910089507594 LONG LAKE RANCH COMM DEV DIS	This account did not bill with this Collective invoice	



Billing details - continued

Account Information	Billing Details	Amounts
1906 NATURE VIEW DR LUTZ FL 33558		
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	This account did not bill with this Collective invoice	
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	This account did not bill with this Collective invoice	
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	This account did not bill with this Collective invoice	



duke-energy.com
877.372.8477

Account number 9300 0001 2497

Billing details - continued

Account Information	Billing Details		Amounts
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice		
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	Minimum Bill Adjustment 12.08	
	Bill Period: Jan 03 - Feb 02		
	Present Read: 0		
	Previous Read: 0		
	Billed Usage: 0		
	Billed kWh 0.000		
	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 2776049	Minimum Bill Adjustment 12.08	
	Bill Period: Feb 03 - Mar 02		
	Present Read: 0		
	Previous Read: 0		
	Billed Usage: 0		
	Billed kWh 0.000		
	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 2776049	Minimum Bill Adjustment 12.08	
	Bill Period: Mar 03 - Apr 01		
	Present Read: 0		
	Previous Read: 0		
	Billed Usage: 0		
	Billed kWh 0.000		
	General Service Non-Demand Sec (GS-1)	Customer Charge 17.92	\$30.00
	Meter Number: 2776049	Minimum Bill Adjustment 12.08	
	Bill Period: Apr 02 - May 01		
	Present Read: 0		
	Previous Read: 0		
	Billed Usage: 0		
	Billed kWh 0.000		
	General Service Non-Demand Sec (GS-1)	Customer Charge 18.01	\$30.00
	Meter Number: 2776049	Energy Charge 3.85	
	Bill Period: May 02 - Jun 01	Fuel Charge 1.54	
	Present Read: 40	Asset Securitization Charge 0.08	
	Previous Read: 0	Minimum Bill Adjustment 6.52	
	Billed Usage: 40		
	Billed kWh 40.000		
	General Service Non-Demand Sec (GS-1)	Customer Charge 18.01	\$177.05
	Meter Number: 2776049	Energy Charge 111.85	
	Bill Period: Jun 02 - Jul 01	Fuel Charge 44.92	
	Present Read: 1204	Asset Securitization Charge 2.27	
	Previous Read: 40		
	Billed Usage: 1164		
	Billed kWh 1164.000		



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details	Amounts
	Regulatory Assessment Fee 0.30	\$8.69
	Gross Receipts Tax 8.39	
	Total	\$335.74
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	This account did not bill with this Collective invoice	
	Total Amount Due	\$-685.48

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 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. 3780824

Client Matter No. 12123-5

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3780824
12123-5

Re: Defect Claim - Pool Doctor of Central FL

For Professional Legal Services Rendered

05/27/26	J. Brown	0.80	340.00	Review correspondence regarding pool repairs; work session with team regarding same; review retainer agreement
06/01/26	P. O'Bryant	0.30	88.50	Correspondence regarding inspection issues
06/01/26	S. Sandy	0.10	31.50	Confer regarding status of inspection and Pool Doctor proposal
06/04/26	P. O'Bryant	1.80	531.00	Call with expert; conduct research next steps
06/04/26	S. Sandy	0.20	63.00	Review correspondence from pool inspector; confer regarding same
06/05/26	P. O'Bryant	0.50	147.50	Draft formal rejection of offer to remedy
06/09/26	P. O'Bryant	0.50	147.50	Review expert report
06/09/26	S. Sandy	0.20	63.00	Confer regarding inspector report and notice of rejection
06/10/26	S. Sandy	0.20	63.00	Prepare notice of rejection to Pool Doctor of Central Florida
06/11/26	J. Brown	0.30	127.50	Confer with Sandy regarding complaint; review regarding same

KUTAK ROCK LLP

Long Lake Ranch CDD
July 31, 2026
Client Matter No. 12123-5
Invoice No. 3780824
Page 2

06/15/26	P. O'Bryant	0.20	59.00	Correspondence regarding formal rejection letter
06/15/26	B. Ward	0.30	55.50	Review, finalize and coordinate sending of correspondence
06/22/26	P. O'Bryant	0.60	177.00	Conduct research regarding evidence preservation; correspondence regarding same
06/23/26	J. Brown	0.30	127.50	Correspondence regarding pool issue and repairs
06/24/26	P. O'Bryant	0.30	88.50	Correspondence regarding evidence preservation
06/26/26	P. O'Bryant	0.50	147.50	Correspondence regarding preservation issues
06/30/26	P. O'Bryant	0.40	118.00	Correspondence regarding site review issues

TOTAL HOURS 7.50

TOTAL FOR SERVICES RENDERED \$2,375.50

DISBURSEMENTS

Freight and Postage 15.11
Miscellaneous 1,500.00

VENDOR: G B COLLINS
ENGINEERING PA;
INVOICE#: 16952; DATE:
6/10/2026 - Long Lake Ranch
Pool Inspection

TOTAL DISBURSEMENTS 1,515.11

TOTAL CURRENT AMOUNT DUE \$3,890.61

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 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. 3780822

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. 3780822
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

06/01/26	S. Sandy	Prepare for meeting
06/04/26	S. Sandy	Prepare for and attend board meeting; conduct follow-up regarding same
06/25/26	S. Sandy	Prepare for meeting
06/25/26	D. Wilbourn	Prepare budget hearing documents

TOTAL FOR SERVICES RENDERED \$2,210.00

DISBURSEMENTS

Pacer - Federal Court Document Fees 0.10

TOTAL DISBURSEMENTS 0.10

TOTAL CURRENT AMOUNT DUE \$2,210.10

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 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. 3780821

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. 3780821
12123-1

Re: General Counsel

For Professional Legal Services Rendered

06/01/26	S. Sandy	0.20	63.00	Confer with Woodcock regarding District Engineer agreement
06/02/26	S. Sandy	0.20	63.00	Confer regarding public records request
06/03/26	S. Sandy	0.30	94.50	Confer with Thibault regarding records requests by supervisors
06/09/26	S. Sandy	0.20	63.00	Review comments from Cooper Pools regarding resurfacing contract; confer regarding same
06/11/26	S. Sandy	1.20	378.00	Review correspondence from Florida Commission on Human Relations; respond to same; confer with Stantec counsel regarding interim district engineering service agreement
06/12/26	S. Sandy	0.60	189.00	Review Cooper Pools proposal; confer with Thibault regarding same
06/15/26	S. Sandy	0.20	63.00	Review email from Thibault regarding drainage easement encroachment
06/16/26	S. Sandy	0.20	63.00	Prepare temporary access easement for pool installation with the Chows

KUTAK ROCK LLP

Long Lake Ranch CDD
July 31, 2026
Client Matter No. 12123-1
Invoice No. 3780821
Page 2

06/17/26	S. Sandy	0.30	94.50	Review correspondence from Cooper Pools; revise agreement regarding same
06/17/26	D. Wilbourn	0.50	92.50	Prepare temporary access agreement with Chows for pool installation
06/17/26	D. Wilbourn	0.40	74.00	Prepare pool resurfacing agreement
06/22/26	S. Sandy	0.40	126.00	Confer with Woodcock regarding drainage easement encroachment; review report related to same
06/25/26	S. Sandy	1.00	315.00	Update engineer services agreement; update mailed notice to incorporate language regarding refinanced debt service assessments
06/26/26	S. Sandy	0.30	94.50	Confer with McKay regarding mailed notice
06/29/26	S. Sandy	0.90	283.50	Confer with Thibault regarding HOA records request and townhome resident parking policy; review mailed O&M Assessment notices; confer with McKay regarding same
06/30/26	S. Sandy	0.40	126.00	Review HOA records request; confer regarding Cooper pools resurfacing project and oversight
TOTAL HOURS		7.30		
TOTAL FOR SERVICES RENDERED				\$2,182.50
TOTAL CURRENT AMOUNT DUE				<u>\$2,182.50</u>



LONG LAKE RANCH

Account Number:

813-406-4423-061521-5

PIN:

8336

Billing Date:

Jul 15, 2026

Billing Period:

Jul 15 - Aug 14, 2026

Page 1/6

Hi LONG LAKE RANCH,

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

Bill history

Previous balance	\$288.26
Payment received by Jul 15, thank you	-\$288.26

Service summary

	Previous month	Current month
Bundle	\$263.46	\$263.46
Taxes and Fees	\$24.80	↑\$25.43
Total services	\$288.26	\$288.89
Total balance		\$288.89

Total balance

\$288.89

Auto Pay is scheduled

Aug 10



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 07152026 NNNNNN 01 970693

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.

8720048134064423061521000000000000000288895



LONG LAKE RANCH

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

 Billing Date:
Jul 15, 2026

 PIN:
8336

 Billing Period:
Jul 15 - Aug 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.

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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:
Jul 15, 2026
Billing Period:
Jul 15 - Aug 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

07.15-08.14	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	\$9.31
Federal USF Recovery Charge	\$3.49
Federal Excise Tax	\$0.42
Federal Taxes	\$13.22
FL State Communications Services Tax	\$6.16
County Communications Services Tax	\$3.05
FL State Gross Receipts Tax	\$2.35
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.17
FL Telecommunications Relay Service	\$0.08
State Taxes	\$12.21
Taxes and Fees Total	\$25.43

Total current month charges **\$288.89**

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 \$137.90 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.

Beginning July 1, 2026, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 37.0% to 38.8% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase by \$5.00 per month, per line. Questions? Please contact customer service.

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



LONG LAKE RANCH

Account Number:

813-406-4423-061521-5

Billing Date:

Jul 15, 2026

Page 4/6

PIN:

8336

Billing Period:

Jul 15 - Aug 14, 2026

**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

verizon.com for more information on our services.

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

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





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

Billing Date:
Jul 15, 2026
Billing Period:
Jul 15 - Aug 14, 2026

Frontier

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Jun 17	1:51P	1.0	DD	BRADENTON FL 941-748-3399	\$0.00	U
2	Jun 17	2:02P	2.0	DD	BRADENTON FL 941-748-3393	\$0.00	U
3	Jun 23	12:06P	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	Jun 16	4:34A	3.0	DD	KAYSVILLE UT 801-425-2894	\$0.00	U
2	Jun 16	7:09A	1.0	DD	KAYSVILLE UT 801-425-2894	\$0.00	U
3	Jun 16	7:18A	1.0	DD	KAYSVILLE UT 801-425-2894	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	6	10	\$0.00
Total	6	10	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	3	5	\$0.00
Interstate	3	5	\$0.00
Total	6	10	\$0.00



LONG LAKE RANCH

Account Number:

813-406-4423-061521-5

PIN:

8336

Billing Date:

Jul 15, 2026

Billing Period:

Jul 15 - Aug 14, 2026





LONG LAKE RANCH

Account Number:

813-949-6028-061521-5

PIN:

8323

Billing Date:

Jul 15, 2026

Billing Period:

Jul 15 - Aug 14, 2026

Page 1/4

Hi LONG LAKE RANCH,

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

Bill history

Previous balance \$150.99

Payment received by Jul 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	\$150.99

Total balance

\$150.99

Auto Pay is scheduled

Aug 10



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 07152026 NNNNNN 01 999826

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

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

75200581394960280615210000000000000000150995



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

Billing Date:
Jul 15, 2026
 Billing Period:
Jul 15 – Aug 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:
Jul 15, 2026
Billing Period:
Jul 15 - Aug 14, 2026

Page 3/4

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

07.15-08.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$150.99

Total current month charges **\$150.99**

NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$30.00 per month, per line. Questions? Please contact customer service.



BUSINESS FIBER 5 GIG INTERNET

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

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



LONG LAKE RANCH

Account Number:

813-949-6028-061521-5

PIN:

8323

Billing Date:

Jul 15, 2026

Billing Period:

Jul 15 - Aug 14, 2026



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.: 35312
Terms: Net 45
Invoice date: 07/31/2026
Due date: 09/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.10.26 Heidi Clawson 14588 Marisa Place Repairs on zones 1 & 2. Materials: (14) 6" Spray head (16) Nozzles (12) Funny Pipe (1) 1" Slip fix (1) 1" Tee (2) 1" - 89 (2) 1"x1/2" Bushing (2) 1/2" Combo 90 (3) 1/2" Funny 90	1	\$20.00	\$20.00
Total						\$20.00

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.: 35262
Terms: Net 45
Invoice date: 08/10/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 5.29.26 Service Call: Daggerwing Blvd Repaired a drip leak.	1	\$0.00	\$0.00
2.		Sales	drip tee	1	\$1.20	\$1.20
3.		Sales	drip pipe	2	\$0.75	\$1.50
4.		Sales	labor-technician	1	\$125.00	\$125.00
Total						\$127.70

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.: 35263
Terms: Net 45
Invoice date: 08/10/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.8.26 Sunlake Blvd Replaced multiple broken nozzles and a broken spray head.	1	\$0.00	\$0.00
2.		Sales	maxi jet nozzle	7	\$0.45	\$3.15
3.		Sales	6" spray head	1	\$23.00	\$23.00
4.		Sales	nozzle	1	\$2.88	\$2.88
5.		Sales	labor-technician	2	\$75.00	\$150.00
Total						\$179.03

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.: 35264

Terms: Net 45

Invoice date: 08/10/2026

Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.8.26 Replaced a broken nozzle on zone 11.	1	\$0.00	\$0.00
2.		Sales	nozzle	1	\$2.88	\$2.88
3.		Sales	labor-technician	0.5	\$75.00	\$37.50
Total						\$40.38

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.: 35265
Terms: Net 45
Invoice date: 08/10/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 7.17.26 Emergency Service Call: A valve and a bleeder were open on valve #6; no repairs were needed in zone 6.	1	\$0.00	\$0.00
2.		Sales	labor-technician	1.25	\$75.00	\$93.75
3.		Sales	Service Call	1	\$125.00	\$125.00
Total						\$218.75

INVOICE

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690

service@redtreelandscape.systems
+1 (888) 733-8799
redtreelandscapesystems.com



Bill to

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

Ship to

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

Invoice details

Invoice no.: 35266
Terms: Net 45
Invoice date: 08/10/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 7.14.26 Replaced bad DBRY on zones 10 & 12.	1	\$0.00	\$0.00
2.		Sales	DBRY	6	\$5.00	\$30.00
3.		Sales	labor-technician	0.5	\$75.00	\$37.50
Total						\$67.50

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.: 35267
Terms: Net 45
Invoice date: 08/10/2026
Due date: 09/24/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 6.15.26 Repaired a maxi jet.	1	\$0.00	\$0.00
2.		Sales	labor-technician	1	\$75.00	\$75.00
Total						\$75.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 24, 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. 3793909

Client Matter No. 12123-2

Notification Email: efgroup@kutakrock.com

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

Invoice No. 3793909
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

07/02/26	S. Sandy	Prepare for and attend board meeting; conduct follow up regarding same
07/06/26	D. Wilbourn	Board meeting follow up
07/07/26	S. Sandy	Prepare agreements with ADS; conduct meeting follow up
07/21/26	S. Sandy	Prepare for August Board meeting

TOTAL FOR SERVICES RENDERED	\$2,210.00
-----------------------------	------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,210.00</u>
--------------------------	-------------------



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

Invoice

Date: 8/11/2026
Invoice #: 2026-506

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213;2026

P.O. #:

		Due Date	Service Date:
		8/11/2026	July 2026
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	58.33%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!		Payments/Credits	\$0.00
		Balance Due	\$2,460.00

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
8/14/2026	103

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 7/27-8/9/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 7/27-8/9/26 39.5 hrs @ 25/Hr	987.50	987.50
	Facility Attendant 7/27-8/9/26 59 hrs @ 25/Hr	1,475.00	1,475.00
	Management Fee	41.55	41.55
		Total	\$5,831.25



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622670761
DATE: 08/12/2026
ORDER: 622670761

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
08/12/2026	04:42 AM			04:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/12/2026		05:38 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.: 35495
Terms: Net 45
Invoice date: 07/31/2026
Due date: 08/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 7.27.26	1	\$0.00	\$0.00
			CLUBHOUSE: Located valve lids that were open with the wires out, which were put back in the box, and the box has been closed.			
2.		Sales	labor-technician	0.5	\$75.00	\$37.50
Total						\$37.50

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920003759646	Submitted Date	Wednesday, 08/19/2026
Status	IN PROCESS	Submitted Time	03:09 PM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	Debit Date	Thursday, 08/20/2026
Document Type	DR-15	Filing Period End Date	09/30/2026
Amount Paid	\$162.31		
Payment Amount	\$162.31		
Fee Amount	\$0.00		

Electronic Check Information

Bank Nickname	N/A	Routing Number	XXXXXX4030
Bank Account Type	BUSINESS/CORPORATE CHECKING	Account Number	XXXXXXXXXXXX3902

Payment Details:

Account Type	Identifier	Filing Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017823328-7	09/30/2026	\$162.31



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

Invoice **126824**
Date **08/21/2026**

Pay Period Ending **08/31/2026**
Control Number **637-20269**

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

PAID - Ref
Do Not Remit Payment

XXXXXXXXXXXXXXXX902

Checks

757.10

ADD



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: 24914790

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	6/16/2026	28277	7/16/2026	28333	30	56

Usage History

Water	Irrigation
July 2026	56
June 2026	44
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

Transactions

Previous Bill	280.97
Payment 07/20/26	-280.97 CR
Past Due	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 6.0 Thousand Gals X \$6.94	41.64
Total Current Transactions	256.43

TOTAL BALANCE DUE

\$256.43

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

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

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928090
Customer # 01307800
Past Due 0.00
Current Transactions 256.43

Total Balance Due \$256.43
Due Date 8/21/2026

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

**The Total Due will be electronically
transferred on 08/21/2026.**



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

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



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

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

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

1 0 1
42-52316

LONG LAKE RANCH CDD

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

Bill Number: 24914794

Billing Date: 8/4/2026

Billing Period: 6/16/2026 to 7/16/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595133	6/16/2026	492	7/16/2026	493	30	1

Usage History

	Water
July 2026	1
June 2026	4
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

Transactions

Previous Bill	182.26
Payment 07/20/26	-182.26 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1 1.0 Thousand Gals X \$2.18	2.18
Sewer	
Sewer Base Charge	103.45
Sewer Charges 1.0 Thousand Gals X \$7.20	7.20
Total Current Transactions	154.12
TOTAL BALANCE DUE	\$154.12

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

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyav.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 154.12

Total Balance Due \$154.12
Due Date 8/21/2026

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

**The Total Due will be electronically
transferred on 08/21/2026.**

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

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 26, 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. 3763705

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. 3763705
12123-2

Re: Monthly Meetings

For Professional Legal Services Rendered

05/05/26	S. Sandy	Prepare for board meeting
05/06/26	S. Sandy	Prepare for meeting; confer regarding encroachment
05/07/26	S. Sandy	Prepare for and attend board meeting; conduct follow up
05/11/26	S. Sandy	Prepare work authorization for RedTree proposals related to pump replacements
05/13/26	D. Wilbourn	Prepare pool resurfacing agreement
05/14/26	S. Sandy	Review revised irrigation pump replacement proposals; confer regarding same
05/14/26	D. Wilbourn	Prepare work authorization for pump replacement; prepare agreement for drainage repairs
05/28/26	D. Wilbourn	Prepare budget documents; prepare documents for revised rules of procedure
05/29/26	S. Sandy	Review draft agenda; confer regarding revised rules of procedure

KUTAK ROCK LLP

Long Lake Ranch CDD

June 26, 2026

Client Matter No. 12123-2

Invoice No. 3763705

Page 2

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 24, 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. 3793905

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. 3793905

12123-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/26	S. Sandy	2.00	630.00	Confer with McKay regarding O&M Assessment notices; review Cooper Pools agreement; confer regarding same; confer with Root regarding HOA records request
07/02/26	S. Sandy	0.20	63.00	Confer with Thibault regarding Cooper Pools contract and follow up regarding domain transfer
07/02/26	D. Wilbourn	0.40	74.00	Update and revise pool resurfacing agreement
07/07/26	S. Sandy	1.30	409.50	Confer with Clawson and Thibault; prepare letter to resident at 1826 Oak Hammock regarding drainage easement encroachment
07/07/26	D. Wilbourn	1.30	240.50	Prepare letter to homeowner regarding drainage easement encroachment; prepare agreement for sidewalk repair

KUTAK ROCK LLP

Long Lake Ranch CDD

August 24, 2026

Client Matter No. 12123-1

Invoice No. 3793905

Page 2

07/14/26	S. Sandy	0.70	220.50	Prepare notice of termination for towing services and agreement for towing services
07/16/26	S. Sandy	0.30	94.50	Confer with Woodcock and Thibault regarding drainage easement encroachment
07/17/26	S. Sandy	0.40	126.00	Confer with Thibault regarding status of domain transfer and documents for Rules of Procedure public hearing; follow up regarding same
07/21/26	S. Sandy	1.80	567.00	Revise and update letter to 1826 Oak Hammock Court regarding encroachments; confer regarding same; prepare resolution to reset public hearing on rules of procedure; conduct research regarding obligation to maintain sidewalks along Sunlake Boulevard; confer with Thibault and Woodcock regarding same
07/22/26	S. Sandy	0.20	63.00	Finalize and send letter regarding drainage easement encroachment

TOTAL HOURS 8.60

TOTAL FOR SERVICES RENDERED \$2,488.00

DISBURSEMENTS

Freight and Postage 37.21

TOTAL DISBURSEMENTS 37.21TOTAL CURRENT AMOUNT DUE \$2,525.21

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2251
Invoice Date: 8/21/2026
Due Date: 9/21/2026

Bill To: Long Lake Ranch CDD
Long Lake Ranch CDD255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

LOCATION: 2042 Lake Waters Place , Lutz

Item	Description	Qty	Rate	Amount
Silver Algaedyn Black Algae Treatment 1 qt treats 20000 gallons	Silver Algaedyn Black Algae Treatment 20000 gallons	3.00	\$101.12	\$303.36
Black Algae Dive	Black Algae Dive	1.00	\$250.00	\$250.00

Subtotal: \$553.36
Tax: \$0.00
Total: \$553.36
Amount Due: \$553.36



www.coastalwasteinc.com

INVOICE

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

Invoice SW0002952330
Page Page 1 of 1
Date 08/31/2026
Customer 16948
Site 0
PO Number
Due Date 09/25/2026

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) LONG LAKE RANCH CDD 19037 LONG LAKE RANCH BLVD, LUTZ FL Serv #001 COMMERCIAL - FEL - MSW 1 - 6YD 1x Week				
31 - Aug	MONTHLY - WASTE COLLECTION (Sep 01/26 - Sep 30/26)		\$103.84	1.00	\$103.84
31 - Aug	ADMIN FEE - MONTHLY (Sep 01/26 - Sep 30/26)		\$3.95	1.00	\$3.95
31 - Aug	RECOVERY FEE				\$15.57
INVOICE TOTAL					\$123.36



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

For information on additional payment options, please visit our website at
www.coastalwasteinc.com/pay-online/

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>.

INVOICE TOTAL \$123.36

Invoice SW0002952330
Date 08/31/2026
Customer 16948
Site 0
PO Number
Due Date 09/25/2026

AMOUNT REMITTED:

0025756SW0169480000SW000295233000000123367

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
8/26/2026	106

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 8/10-8/23/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 8/10-8/23/26 30.5 hrs @ 25/Hr	762.50	762.50
	Facility Attendant 8/10-8/23/26 59 hrs @ 25/Hr	1,475.00	1,475.00
	Management Fee	41.55	41.55
		Total	\$5,606.25

LONG LAKE RANCH COMM DEV DIS

Bill date Aug 5, 2026

For service Jul 2 - Aug 3

33 days

Billing summary

Previous Amount Due	\$9,726.98
<i>Payment Received Aug 03</i>	-9,726.98
Current Electric Charges	176.76
Taxes	4.69
Total Amount Due Aug 26	\$181.45

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

Collective account number **9300 0001 2497**

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	0.00
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089634607	2091 SERENOA DR LUTZ FL 33558	0.00
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	0.00
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	0.00

Late payments are subject to a 1.0% late charge.

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



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

Collective account number
9300 0001 2497

\$181.45
by Aug 26

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

8893000001249700066000000000000000001814500000181454



duke-energy.com
877.372.8477

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee may apply)	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.



duke-energy.com
877.372.8477

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	0.00
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	0.00
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	0.00
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	0.00
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	0.00
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089480623	1180 SUNLAKE BLVD LUTZ FL 33558	0.00
910089467759	2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	0.00
910089458097	2137 SERENOA DR LUTZ FL 33558	0.00
910089450213	2144 SUNLAKE BLVD LUTZ FL 33558	0.00
910089442966	0000 SUNLAKE BLVD LUTZ FL 33558	0.00
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	0.00
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	0.00
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	0.00
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	0.00



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	0.00
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	181.45
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	0.00
Total Charges		\$181.45



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details

Account Information	Billing Details	Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	This account did not bill with this Collective invoice	
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	This account did not bill with this Collective invoice	
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	This account did not bill with this Collective invoice	
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	This account did not bill with this Collective invoice	
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089489193 LONG LAKE RANCH COMM DEV DIS	This account did not bill with this Collective invoice	



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details	Amounts
19042 LONG LAKE RANCH BLVD LUTZ FL 33558		
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	This account did not bill with this Collective invoice	
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	This account did not bill with this Collective invoice	
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	This account did not bill with this Collective invoice	
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	This account did not bill with this Collective invoice	
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	This account did not bill with this Collective invoice	



duke-energy.com
877.372.8477

Account number **9300 0001 2497**

Billing details - continued

Account Information	Billing Details	Amounts
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	
	Meter Number: 2776049	
	Energy Charge 111.64	
	Bill Period: Jul 02 - Aug 03	
	Fuel Charge 44.84	\$176.76
	Present Read: 2366	
	Asset Securitization Charge 2.27	
	Previous Read: 1204	
	Billed Usage: 1162	
	Billed kWh 1162.000	
	Regulatory Assessment Fee 0.15	\$4.69
	Gross Receipts Tax 4.54	
	Total	\$181.45
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	This account did not bill with this Collective invoice	
	Total Amount Due	\$181.45

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.: 35543
Terms: Net 45
Invoice date: 08/27/2026
Due date: 10/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Landscape Construction	ENHANCEMENT - CENTER MEDIAN ON LONG LAKE RANCH BOULEVARD FROM APPROVED PROPOSAL: SCOPE OF WORK: Install (27) 3-gallon Parsons Juniper Install (43) 3-gallon Dwarf Burford Holly Install (45) 1-gallon Blue My Mind Install (2) 1-gallon Liriope Install (10 yards) of Coco Hardwood mulch	1	\$2,899.00	\$2,899.00
Total						\$2,899.00

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.: 35383
Terms: Net 45
Invoice date: 08/13/2026
Due date: 09/27/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Irrigation Bill Upon Completion 7.2.26 Added multiple maxi jets in zone 8 and replaced a faulty decoder.	1	\$0.00	\$0.00
2.		Sales	ICD-100 decoder	2	\$143.98	\$287.96
3.		Sales	maxi jet	5	\$0.30	\$1.50
4.		Sales	labor-technician	2	\$75.00	\$150.00
Total						\$439.46

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 2264

Invoice Date: 8/26/2026

Due Date: 9/26/2026

Bill To: Long Lake Ranch CDD

Long Lake Ranch CDD255 Primera Boulevard, Suite 160
Lake Mary, FL 32746

LOCATION: 2042 Lake Waters Place , Lutz

Item	Description	Qty	Rate	Amount
Unicel 13.5" x 24"	Unicel	24.00	\$50.00	\$1,200.00
Anthony Rectangular DE Filter Grid	13.5" x 24" Anthony Rectangular DE Filter Grid			
Installation / Labor	Installation / Labor	1.50	\$180.00	\$270.00

Subtotal: \$1,470.00

Tax: \$0.00

Total: \$1,470.00

Amount Due: \$1,470.00



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

Invoice

Date: 8/26/2026
Invoice #: 2026-581

To:

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

Project: LLR Aquatic Maintenance

Proposal #: 21-213;2026

P.O. #:

		Due Date	Service Date:
		8/26/2026	August 2026
Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	66.67%	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

EXHIBIT 18

[RETURN TO AGENDA](#)

**MINUTES OF 09/03/2026 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, September 03, 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 (via virtual means).....	District Project Manager, Stantec
Pete Lucadano.....	RedTree
Chuck Burnite	GHS Aquatic Services
Ray Lotito	Haven Field Services

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 Twomey, Supervisor Thompson, Supervisor Pellan, 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)

A resident expressed concerns over Red Tree over spraying and killing the grass alongside her fence and along the back where there is no fence. She asked if Red Tree sprays pesticides. The Board confirmed that Red Tree does not spray pesticides. The resident presented photos and a video recording to the Board of what looks to be Red Tree treating residential areas. The Board explained her concerns to Red Tree.

III. Supervisor Comments

Supervisor Twomey offered compliments to Mr. York, Steve, and Red Tree.

Supervisor Pellan commented on the quartz and tree removal on the agenda. He suggested setting a camera up so that residents who join the meeting via Zoom can see what is being presented during the meeting. The Board discussed ADA compliance regarding the visual recording.

Supervisor Thompson addressed a comment to District Counsel regarding the redact instructions given by District Management. Ms. Thibault advised that she defers to Ms. Sandy regarding the redact instructions. She also reported the dates and interactions between herself and Supervisor Thompson regarding his public records request.

IV. Professional Vendor Presentations

A. District Engineer – Stantec

1. Discussion of Pond 110 Erosion

Mr. Woodcock presented the agenda item. He recommended placing riprap along the pond edge for protection. He explained the cause of the erosion, confirming he would bring a proposal to the next meeting. Chairwoman Clawson asked if there were other preventative measures they could take. Mr. Woodcock offered possible redirection methods.

Mr. Woodcock reported that the ramp drainage would be installed after the emergency repairs for drainage were complete. He noted that he would check the grates.

Chairwoman Clawson requested a plan in place for the next meeting regarding the SWFWMD approval for the previously discussed resident's easement. Mr. Woodcock advised that he or Ms. Thibault would need to call SWFWMD.

B. GHS Environmental Aquatic Maintenance Service Report

1. Aquatic Maintenance Log

Mr. Burnite presented the maintenance log.

2. GHS Monthly Aquatic Weed Control Program Proposal - \$29,520 Annually

Mr. Burnite presented the proposal, noting that his contract did not represent any increases in pricing.

On a MOTION by Supervisor Twomoey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the GHS Monthly Aquatic Weed Control Program Proposal for \$29,520 Annually for the Long Lake Ranch Community Development District.

The Board discussed mowing Ponds 6 and 7 when the area dries up.

C. Red Tree Landscape

1. Landscape Maintenance Report

Mr. Lucadano commented on the wet season and discussed the firebush with Supervisor Twomey.

2. Field Maintenance Report (*addressed out of order*)

Ms. Thibault commented on the images of the edging included in the report. Red Tree informed Ms. Thibault that they had looked at the tree she had pointed out to them via photographs. They noted there were not any visible hurricane hazards in the CDD and addressed the bed weeds commented on in the field report. Red Tree commented that they do provide independent business for residents who privately hire them.

3. Irrigation Report

Mr. Bartlett presented the irrigation report.

4. Consideration of Proposal: Clubhouse Repair – Cut Bubblers - \$718.99

The Board discussed the proposal.

On a MOTION by Supervisor Twomoey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Approved the Clubhouse Repair for the Cut Bubblers for \$718.99 for the Long Lake Ranch Community Development District.

5. Consideration of Proposals: Sunlake Repairs – Zone 8 - \$696.00

On a MOTION by Supervisor Twomoey, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Approved the Sunlake Zone 8 Repairs for \$696.00 for the Long Lake Ranch Community Development District.

6. Consideration of Red Tree Proposal - \$656.00

On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Red Tree Proposal for \$656.00 for the Long Lake Ranch Community Development District.

7. Tree Replacement (addressed out of order)

The Board asked for proposals for trees besides Crape Myrtles for the tree replacement project at the basketball courts, suggesting instead Sweet Gum as they are similar in price.

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Twomey, WITH A NAY FROM SUPERVISOR THOMPSON, the Board Approved the Red Tree Tree Replacement Proposal for \$15,180 with the Modification of Planting Sweet Gum Trees Instead of the Crape Myrtles for the Long Lake Ranch Community Development District.

8. Basketball Court Center Bubbler (addressed out of order)

On a MOTION by Supervisor Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the Basketball Court Center Bubbler Proposal for \$2,650 for the Long Lake Ranch Community Development District.

D. Blue Water Aquatics Quarterly Fountain Report

Ms. Thibault advised that all of the fountains should be running with working lights.

E. District Counsel

1. Consideration for Adoption Resolution 2026-14; Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

Ms. Sandy advised that the time would need to be adjusted to 6 PM on the resolution.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-14 Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 with the Time Adjusted to 6 PM for the Long Lake Ranch Community Development District.

Ms. Sandy reported that District Counsel had received an email confirming that the domain transfer from Anchor Stone had been complete. Ms. Thibault confirmed that she had seen the email arrive but had not been able to review it.

Ms. Sandy reported that the email to Cooper Pools regarding the permit had not been sent as she had been informed that the permit they had been waiting for had been issued. Supervisor Smith asked about the amount of money spent pursuing litigation with Pool Doctors. The Board asked to have a ballpark amount provided.

The Board discussed the pool resurfacing project, including the timeline and potential payment schedule.

V. Business Items

A. Public Hearing on Revised Rules of Procedure

1. Open the Public Hearing

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Opened the Public Hearing on the Revised Rules of Procedure for the Long Lake Ranch Community Development District.

2. Presentation of Rules of Procedure

Ms. Thibault presented the rules of procedure and the redline version of the rules of procedure.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Closed the Public Hearing on the Revised Rules of Procedure for the Long Lake Ranch Community Development District.

B. Consideration for Adoption of Resolution 2026-15; Adopting Revised Rules of Procedure; Providing Severability Cause; and Providing an Effectible Date.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-15; Adopting Revised Rules of Procedure; Providing Severability Cause; and Providing an Effectible Date for the Long Lake Ranch Community Development District.

VI. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

Mr. York reported on the tennis courts and signage. He updated the Board on the seal coating, the pool cleaning, the windscreens, and the cleanliness of the parking lot. Mr. York and the Board discussed signage.

B. Basketball Court Resurface Project

1. Basketball Court Resurface

- Lawson Courts – 1 Basketball Court - \$75,000

Ms. Thibault presented the proposals. The Board discussed the two proposals and the backboards and rims.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board Approved the Lawson Courts Basketball Court Proposal for \$75,000 for the Long Lake Ranch Community Development District.

The Board discussed the Court Projects proposal, noting that it included 2 backboards and hoops.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Thompson, WITH ALL IN FAVOR, the Board Amended the Motion to Move Forward with Lawson Courts Basketball Court Proposal for \$75,000, Choosing Instead to Move Forward with the Court Project basketball Court Reconstruction Proposal for \$60,000 for the Long Lake Ranch Community Development District.

explained the sign presentation, noting the intention to demonstrate the signs to the Board. Chairwoman Clawson shared her noted on the signage. The Board discussed the sign verbiage, agreeing to remove “are” from the signs. The Supervisors discussed removing “no trespassing” from the signs. The Board agreed to move forward with the verbiage changed to “dawn to dusk.”

VII. Financial & Administrative Matters

A. Consideration for Acceptance of July 2026 Unaudited Financial Statements

- Ms. Thibault presented the statements. Chairwoman Clawson commented on the \$3,200 from Cooper Pools.

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

A. Presentation of Check Details for August 2026

- Ms. Thibault presented the check details.

B. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 6, 2026

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Board of Supervisors Regular Meeting Held August 6 for the Long Lake Ranch Community Development District.

C. Presentation of Approval Listing – FY 2026

D. Ratification of Cooper Pools Proposals

On a MOTION by Supervisor Twomey SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Ratified the Cooper Pools Proposals for the Long Lake Ranch Community Development District.

VIII. Staff Reports

A. District Manager

IX. Audience Comments – New Business

No audience comments.

X. Supervisor Requests

No Supervisor requests.

XI. Adjournment

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

On a MOTION by Supervisor Smith, 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](#)

Meeting Date	Vendor	2	Amount	3	Brief Item Description
10/2/2025	Anchor Stone		\$ 850.00		Drip Line Irrigation Project Inspection
10/2/2025	Blue Water Aquatics		\$ 524.15		Estimate for Fountain 2 control box replacement
10/2/2025	Bryans Fence		\$ 2,600.00		Proposal for fencing needs
10/2/2025	Red Tree Landscape		\$ 5,225.00		Replacement of Muhly Grass on Long Lake Ranch Blvd.
10/2/2025	Red Tree Landscape		\$600 per month		Monthly Irrigation repairs
11/3/2025	Cooper Pools		\$ 2,075.00		Remediation of Foxtail Pool
11/3/2025	Red Tree Landscape		\$ 3,200.00		Cut stumps at Foxtail and haul away
11/3/2025	Red Tree Landscape		\$ 2,200.00		Woodline cutback proposal
11/3/2025	Red Tree Landscape		\$ 49,500.00		Installation of mulch
11/3/2025	Red Tree Landscape		\$ 1,000.00		Irrigation proposal
11/3/2025	Welch Tennis		\$ 910.48		Wind screen
12/4/2025	American Illuminations		\$ 2,500.00		Wreath Hanging
12/4/2025	Blue Water Aquatics		\$ 884.83		Fountain Repair
12/4/2025	Cooper Pools		\$ 2,860.00		Filter Cartridge Grid at Foxtail Pool
12/4/2025	Keystone Backflow Services		\$ 453.00		Backflow
12/4/2025	Red Tree Landscape		\$ 120.25		Irrigation Repair
2/5/2026	Bay Paver Cleaning		\$ 12,550.00		Pool deck resurfacing
2/5/2026	Red Tree Landscape		\$ 1,040.00		Irrigation Repair on 12/1/25
2/5/2026	Red Tree Landscape		\$ 891.00		Irrigation Repair on 12/2, 12/3
2/5/2026	Red Tree Landscape		\$ 450.00		Tree Removal Proposal
2/5/2026	Red Tree Landscape		\$ 2,390.00		Revised Plant material proposal for viburnum
2/5/2026	W.C. Sherrill / Johnson Engineering		\$ 550.00		Boundary Proposal Survey
3/5/2026	Red Tree Landscape		\$ 4,125.00		Tree Removal and Stump Grind (11 trees) Around the Basketball- Red Tree-\$4,125 (with revisions)
3/5/2026	Redtree Tree Landscape		\$ 2,390.00		Revised Plant Material Installation Proposal for \$2,390 for the Long Lake Ranch Community

Meeting Date	Vendor	2	Amount	3	Brief Item Description
3/5/2026	WC Sherill and Company LLC		\$ 950.00		Aerial Survey - Approval is given once this is considered binding
4/2/2026	Blue Water Aquatics		\$ 950.00		Ratification of fountain repair proposal
4/2/2026	Red Tree Landscape		\$ 4,400.00		Tree removal around baskebt ball court (11 trees)
5/7/2026	ADS		\$ 11,650.00		pond bank stabilization and structural erosion repair
5/7/2026	ADS		\$ 3,300.00		Mitered end sections
5/7/2026	American Illuminations		\$ 14,000.00		Pay track lighting early
5/7/2026	Cooper Pools		\$ 1,000.00		Patching 10 additional voids
5/7/2026	District Counsel		\$ 150.00		Transfer domain
5/7/2026	GHS		\$ 4,800.00		Mosquito fish/ minnow restocking
5/7/2026	Red Tree Landscape		\$ 800.00		Flush Cut and Stump Grind of 2 Pine trees at Basketball Court - \$800
5/7/2026	Red Tree Landscape		\$ 250.00		Serenoa Stump Grind
5/7/2026	Red Tree Landscape		\$ 34,513.08		Replaement of Nightshade pump replacement and Primrose
5/7/2026	WC Sherill and Company LLC		\$ 1,050.00		19578 Long lake Ranch Blvd
6/4/2026	LLS tax Solutions		\$ 550.00		Series 2015 Arbitrage
6/4/2026	Don Harris		\$ 440.00		Electric for Pumps
7/2/2026	Red Tree Landscape		\$ 5,000.00		NTE \$5,000 - have bahia versus firebush
7/2/2026	ADS		\$ 21,450.00		drainage matter - comes out of reserves

EXHIBIT 20

[RETURN TO AGENDA](#)

1155 Louisiana Ave, Ste 107
Winter Park, FL 32789
<http://cb.company>
407-740-7587



Austin Comings
255 Primera Boulevard Ste 160
Lake Mary, FL, United States 32746

Invoice # 8820
Invoice Date 09-21-26
Balance Due \$396.00

Item	Description	Unit Cost	Quantity	Line Total
Labor - Remote Support	Labor - Remote Support - Domain Transfer and Setup. Setup Email for Temp code.	\$99.00	4.0	\$396.00

Important Messages

Subtotal	\$396.00
Tax	\$0.00
Invoice Total	\$396.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$396.00

Signed: _____

Date: _____



