

District: LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, November 5, 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 Field Observation Report Roseate Dr.

[EXHIBIT 1](#)

2. Discussion of Final Restoration of Drainage Matter

[EXHIBIT 2](#)

B. GHS Environmental Aquatic Maintenance Service Report

1. Aquatic Maintenance Log

[EXHIBIT 3](#)

C. Red Tree Landscape

1. Landscape Maintenance Report

[EXHIBIT 4](#)

2. Irrigation Report

[EXHIBIT 5](#)

3. Field Maintenance Report

[EXHIBIT 6](#)

4. Presentation of Quote / Proposal Comparison of Irrigation Well Pump Options

[EXHIBIT 7](#)

5. Consideration of Red Tree Pump Replacement Proposal –
19042 Long Lake Ranch Boulevard - \$18,583.96

[EXHIBIT 8](#)

6. Consideration of Red Tree Controller Replacement -
\$8,722.50

[EXHIBIT 9](#)

7. Consideration of Red Tree Red Maple Tree Removal and Installation Proposal - \$1,225.00 [EXHIBIT 10](#)

8. Consideration of Red Tree Landscape Enhancement Proposal - \$1,164.00 [EXHIBIT 11](#)

D. District Counsel

V. Business Items

VI. Amenity General Manager & Field Manager

A. Presentation and Discussion – Amenity & Field Status Report [EXHIBIT 12](#)

B. Presentation of Costco Loungers - \$499.99 [EXHIBIT 13](#)

C. Peter Chow – Tennis – 18922 Muhly Grass

VII. Financial & Administrative Matters

A. Consideration for Acceptance – September 2026 Unaudited Financial Statements [EXHIBIT 14](#)

B. Presentation of Check Details for September 2026 [EXHIBIT 15](#)

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 1, 2026 [EXHIBIT 16](#)

D. Presentation of Approval Listing – FY 2026 [EXHIBIT 17](#)

E. Consideration for Ratification:

1. Cooper Pools Inc Stenner Pump - \$1,513.50 [EXHIBIT 18](#)

2. Consideration for Ratification Resolution 2027-01 Officer Designation [EXHIBIT 19](#)

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](#)



FIELD OBSERVATION REPORT

Date: October 22, 2026 Field Observation Report Number: 2027-2
Project Name: Longlake Ranch Erosion Review
Project Number: 238202068
Stantec Representative (s): Greg Woodcock
Contractor: N/A
County / Consultant / Developer Representatives on Site: N/A
Weather Conditions: ☒ Clear ☐ Partly Cloudy ☐ Heavy Clouds ☐ Fog
Rain: ☐ None ☐ Light ☐ Heavy ☐ Showers
Soil Conditions: ☐ Dry ☐ Wet ☐ Extremely Wet
Effects of Weather on Major Work Items ☒ None ☐ <50% affected ☐ >50% affected ☐ No Work

Description of Work Activity:

Location: (Street Names/MH#s, etc.) Longlake Ranch Roseate Dr. Erosion

General: Stantec received a report of erosion along the bank at Roseate Drive. The cause of the erosion is the channelized water from homeowner gutter drain discharging to the pond. We recommend 30 ft of rip rap repair along the pond bank at each of the gutter locations to prevent erosion of the pond edge and to deter the pond bank from migrating back into the bank in the future

Action Items: Obtain proposals for the work outlined in this report.

Report By: BW

Location map:



FIELD OBSERVATION REPORT

Location 1: Recommend 30 lineal feet rip rap repair at two gutter discharge locations due to channelized stormwater runoff from the gutter system.



EXHIBIT 2

[RETURN TO AGENDA](#)







EXHIBIT 3

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**GHS Environmental**

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

Service Report
Project: Long Lake Ranch

9/22/2026 to 10/28/2026

Code	Action	Code	Action	Code	Action
GSW	Grasses/Shoreline Weeds Treated (ie. torpedo grass, alligatorweed, pennywort, baby tears, etc.)	MF	Mosquito / Midge Fly Treatment	W	Woody Vegetation Treated/Removed (ie. brush, shrubs, trees)
A	Algae Treated (ie. filamentous, planktonic, blue-green, etc.)	WMM	Wetland Mitigation Maintenance	MB	Mowing / Brushcutting
F	Floating Species Treated (ie. hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)	FC	Field Check	CSM	Control Structure Maintenance
SAV	Submerged Aquatic Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)	T	Trash/Debris Removed	C	Cattails
L	Lilies Treated (ie fragrant waterlily, spatterdock)	FISC	FISC CAT 1 & 2 Invasive Species Treated	MISC	Miscellaneous Services Performed

Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-10-02	Big Lake	overcast clouds 83.35°F 3 mph NNW	MISC	Met Delicious Fishes Inc to install 28,500 mosquito fish and 2,850 fathead minnows. Tech: Ch B
2026-10-13	Miscellaneous	few clouds 87.46°F 8.01 mph ESE	FC	Tech: Ch B
2026-10-21	Borrow Expansion	scattered clouds 82°F 4 mph NE	T	Tech: Ch B
2026-10-21	FPM 11 North	scattered clouds 82°F 4 mph NE	T	Tech: Ch B
2026-10-21	Pond 100	scattered clouds 82°F 4 mph NE	T	Tech: Ch B
2026-10-21	Borrow Lake	scattered clouds 82°F 4 mph NE	T	Tech: Ch B

Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-10-21	FPM 11 South	scattered clouds 82°F 4 mph NE	T	Tech: Ch B
2026-10-21	Pond 110	scattered clouds 82°F 4 mph NE	T	Tech: Ch B
2026-10-21	FPM 12	scattered clouds 82°F 4 mph NE		Water spangles have floated in from connecting wetland with elevated water levels from recent rains. 50% coverage. Sent email about issue to management. Tech: Ch B
2026-10-23	FPM 12	clear sky 80.42°F 5.01 mph SW	F	Tech: Ti C, Ch B
2026-10-26	Pond 90	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	FPM 7A	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	Pond 80	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	FPM 10	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	FPM 9	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	Big Lake	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B

Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-10-26	FPM 7	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	FPM 6	broken clouds 79.3°F 5.01 mph N	T	Tech: Ch B
2026-10-26	Pond 70	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 50B	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	FPM 4	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	FPM 5	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 10A	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 50A	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 60	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 40	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	FPM 12	few clouds 80.11°F	FC	Checked treatment effectiveness of the water spangles that floated into pond from adjacent wetland during high water. Species showing signs

Service Date	Area Name	Weather Conditions	Action Performed	Notes
		5.01 mph NW		of stress. Tech: Ch B
2026-10-26	Pond 10	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 30	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B
2026-10-26	Pond 20	few clouds 80.11°F 5.01 mph NW	T	Tech: Ch B

EXHIBIT 4

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5532 Auld Lane, Holiday, FL 34690

LONG LAKE RANCH CDD

LANDSCAPE MAINTENANCE REPORT

October 2026

TO: Patricia Thibault, District Manager

Long Lake Ranch CDD Board of Supervisors

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

Ground Maintenance

- Mowing and detailing operations were completed in accordance with the contract.
- Photos were submitted documenting the mowing and line trimming completed on October 16 at the pond behind 19455 Roseate Drive. Due to standing water, vegetation was trimmed as low as conditions allowed.

Irrigation

- October irrigation inspection reports are included for review.
- Irrigation proposal pending approval.

Landscape

- Tree canopy lifting is ongoing throughout the property.
- The approved mulch installation is awaiting scheduling.

Pest Control / Fertilization

- Integrated Pest Management (IPM) services were provided as needed.
- Whitefly treatment was completed around the clubhouse on October 22.

Proposals

The following proposals have been submitted for review:

- Foxtail North Entrance on Seranova Drive: Tree removal and replacement.
- Primrose Estates Entry Islands on Roseate Drive: Landscape enhancements.
- 19042 Long Lake Ranch Boulevard: Pump replacement, including applicable specifications, submitted October 8, 2026.

- Basketball Court Tree Replacement: Recommendation of tree replacement was provided to use either Japanese Blueberry or Weeping Yaupon as a replacement for the Crape Myrtles. Once a decision has been made on the preferred tree species, RedTree will revise and redesign the original proposal accordingly.

Work Orders / Service Requests

Please submit service requests to our Service Desk at service@redtreelandscape.systems. Include the property name, photographs, and specific location details, such as street names or nearby landmarks, to help our team locate and address concerns promptly.

EXHIBIT 5

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October-BOC

Date: Oct 21, 2026 1:22 pm
Inspector: David Zurita

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

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

Water Days as of Oct 21, 2026	
Program A	Fri
Program B	Mon , Wed
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	Foxtail - 9pm	Pass									
2	Primrose - 9:30pm	Pass									
3	Pepper grass - 10pm	Pass									
4		Pass									

Zone #1 - 10-21-26 1:49 pm CDT



Zone #2 - 10-21-26 1:22 pm CDT





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October-Clubhouse

Date: Oct 21, 2026 8:40 am
Inspector: David Zurita

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

Controller	
Name	Clubhouse
Location	
Model	SL9600TW
Modules	48
Controller ID	240267

Water Days as of Oct 21, 2026	
Program A	Thur
Program B	Mon , Sat
Program C	
Program D	

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
1	D- Westside of pool	Pass									
Repaired one drip leak											
2	S- Westside of pool	Pass									
3	D - Front of pool ,annuals	Pass									
4		Pass									
5	S- Eastside of pool, inside gate	Pass									
Replaced one broken, pop-up, and new nozzle											
6	S- East fence and barbeque area	Pass									
7	D- Pool	Pass									
Repaired 1 drip leak											
8	D- Eastside	Pass									
9	S- South of tennis courts	Pass									
10	R- Around tennis courts	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
11	S- North and west tennis courts	Pass									
Replaced one clogged nozzle											
12	S- Around basketball court	Pass									
Replaced one broken, pop-up, and new nozzle											
13	S - Mailboxes	Pass									
14	D - Dog park	Pass									
Repaired one drip leak											
15	B- Basketball court	Pass									
16	S- South of dog park	Pass									
17	S- Northwest of dog park	Pass									
18	NA	Pass									
19	R- Around playground	Pass									
20	D- Southwest side by playground	Pass									
21	D- Entrance sign, annuals	Pass									
22	S- Entrance side by sign	Pass									
23	R- By Silvergrass sign	Pass									
24	R- By small playground	Pass									
25	R- West of small playground	Pass									
26	S- Around canopy, inside gate	Pass									
27	S- West end of parking lot	Pass									
28	S- North end of parking lot	Pass									
29	Sprays and easement and behind playground bathroom	Pass									
30		Pass									
Replaced two broken pop-ups, and new nozzles											
31		Pass									

Zone #1 - 10-21-26 8:41 am EDT



Zone #2 - 10-21-26 8:54 am EDT



Zone #3 - 10-21-26 8:57 am EDT



Zone #4 - 10-21-26 8:58 am EDT



Zone #5 - 10-21-26 9:02 am EDT



Zone #6 - 10-21-26 9:09 am EDT



Zone #7 - 10-21-26 9:20 am EDT



Zone #8 - 10-21-26 9:28 am EDT



Zone #9 - 10-21-26 9:32 am EDT



Zone #11 - 10-21-26 9:39 am EDT



Zone #12 - 10-21-26 9:44 am EDT



Zone #14 - 10-21-26 10:58 am EDT



Zone #15 - 10-21-26 9:47 am EDT



Zone #16 - 10-21-26 9:52 am EDT



Zone #17 - 10-21-26 10:59 am EDT



Zone #19 - 10-21-26 11:07 am EDT



Zone #20 - 10-21-26 11:03 am EDT



Zone #21 - 10-21-26 11:08 am EDT



Zone #22 - 10-21-26 11:09 am EDT



Zone #23 - 10-21-26 11:13 am EDT



Zone #24 - 10-21-26 11:21 am EDT



Zone #25 - 10-21-26 11:23 am EDT



Zone #27 - 10-21-26 11:27 am EDT



Zone #28 - 10-21-26 11:28 am EDT



Zone #29 - 10-21-26 11:29 am EDT



Zone #30 - 10-21-26 11:32 am EDT





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October-Sunlake

Date: Oct 02, 2026 2:01 pm
Inspector: Jason Gay

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

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

Water Days as of Oct 02, 2026	
Program A	Fri
Program B	Mon , Wed
Program C	
Program D	

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

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

EXHIBIT 6

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Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT



Monthly Field Report

North Entry

- Annuals are struggling
- Treating the Jasmine has resulted in a lot less Jasmine





Monuments LLR CDD

- Monuments throughout LLR CDD are in need of detail
 - Annuals are starting to struggle
 - Bushes are full
 - Bed weeds need attention







Amenity

- Amenity area in general appears well maintained, turf mowing and edging complete
 - Shrub detail needed
- Exposed 2 wire was reburied





Amenity

- Tree suckers should be removed



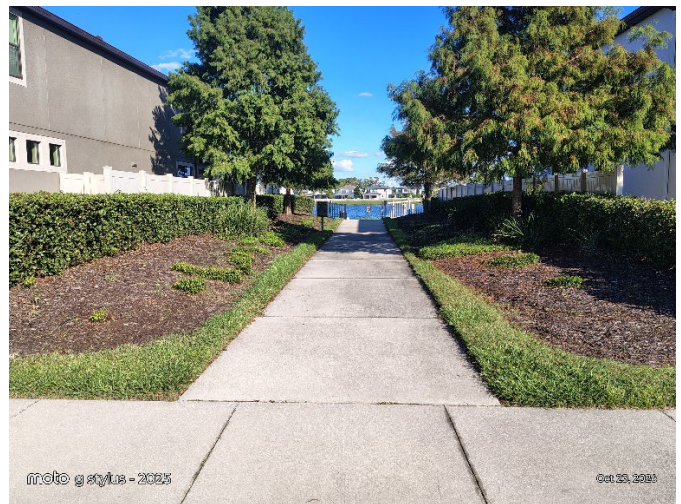
Foxtail

- Turf maintenance is clean, edged, color is good
 - Shrubs and beds need detail



Common Areas

- Common areas throughout LLR show a lack of detail
 - Bed weeds, exposed drip, edging 50/50
 - Maintenance along the fence line
 - Whose responsibility is it?



CDD Islands

- Islands throughout LLR are in need of detail
- Weeds, dead plant material should be removed and proposals for rehabilitation submitted



LLR CDD

- Behind the monuments plants have gotten full



EXHIBIT 7

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QUOTE / PROPOSAL COMPARISON OF IRRIGATION WELL PUMP OPTIONS FOR LONG LAKE RANCH CDD

Haven Management Solutions has solicited three vendors and presents the results of six (6) distinct replacement options for the District Board of Supervisors' consideration. Each option is fully described below with individual line-item pricing. Options range from a budget-conscious replacement to a comprehensive system overhaul designed for maximum efficiency. **Note The main difference in the price proposals is the control type.** The table below provides a side-by-side comparison of all six options to assist our client in making an informed decision/selection.

Feature/ Specification	RED TREE LANDSCAPING Tampa Well Drilling	ACCURATE DRILLING SOLUTIONS	SPRING HILL WELL DRILLING	SPRING HILL WELL DRILLING	SPRING HILL WELL DRILLING	ACCURATE DRILLING SOLUTIONS
Pump HP	7.5 HP	7.5 HP	7.5 HP	7.5 HP	7.5 HP	7.5 HP
Control Type	YASKAWA Variable Frequency Drive & Franklin Motor/Pump	Grundfos Variable Frequency Drive & Motor	YASKAWA Variable Frequency Drive Franklin Motor/Pump	Franklin Variable Frequency Drive and Motor	Franklin Submersible Motor/Pump	Grundfos Submersible Pump
Pressure Tank	\$883.60	Not Required per vendor	Not Required per vendor	Not Required per vendor	Not Required per vendor	Not Required per vendor
Control Panel	Included	Basic Control Box	Panel w/ Surge Protection	Panel w/ Surge Protection Alarm	N/A	N/A
Surge Protection	No	No	Yes	Yes	X	X
Pump Mfg.	Franklin	Grundfos	Franklin	Franklin	Franklin	Grundfos
VFD Warranty	2 years Warranty PASS- THRU from TAMPA WELL DRILLING	Mfg. 2 Yr. Warranty	2 years Warranty on VFD	N/A	N/A	N/A
Pump Warranty	5 Year From date of Manufacturer (Per Tampa Well Drilling)	2 Years	1 Year (Mfr.)	1 Year (Mfr.)	1 Year	2 Years
Lead Time for VFD	Not Stated	Not Stated	6 weeks	2 days	N/A	N/A
Lead Time for Installation	Not Stated—uses a subcontractor	2–3 days	6 weeks	2 days	2 days	2–3 days
Proposal \$	\$18,583.96	\$15,501.92	\$15,720.00	\$15,300.00	\$12,050.00	\$11,671.51

EXHIBIT 8

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5532 Auld Lane, Holiday FL 34690

PUMP REPLACEMENT- 19042 LONG LAKE RANCH BOULEVARD

**IRRIGATION PROPOSAL
FOR
LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

October 6, 2026

Scope of Work

The existing 7.5 HP submersible pump located at 19042 Long Lake Ranch Boulevard has no continuity and is directly shorted to ground. A portion of the control box has also been damaged by a lightning strike, and the motor windings indicate signs of lightning damage. The existing pump is a 7.5 HP, 4", 90 GPM pump operating under high static pressure. In this application, the pump is operating too far to the right on the pump curve and is exceeding the motor's nameplate horsepower. While reducing the pump to a 5 HP model would improve the operating range, it would not provide the required volume for this application. For this reason, we recommend installing a Variable Frequency Drive (VFD) with the new 7.5 HP pump. The VFD will allow the pump to operate more efficiently within the required range, provide power factor correction, and offer improved protection for the new motor and pump. The existing bladder tank is also original to the system and is showing significant corrosion. The tank is nearly rusted through in several areas, particularly around the side tag, and should be replaced as part of the pump system improvements.

Tampa Well Drilling and RedTree Landscape Systems is not responsible for damage that may occur to the PVC casing during pump removal, including the possibility of the casing being shattered by the lightning strike or the pump being melted to the casing. If any of these instances occur during the pump extraction another proposal will be submitted.

Materials

- (1) Yaskawa IQ Pump Micro 18 Amp 460 VAC Nema 4 x Variable Frequency Drive
- (1) 7.5 Horsepower 460 VAC 90 G.P.M Submersible Pump
- (1) WX205 Tank
- (1) Pressure Transducer
- Miscellaneous Items: fittings, wire, splice, drop pipe, etc.
- Labor



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Warranty

Tampa Well Drilling Inc. agrees to warranty the following:

- 1) Franklin electric pumps for 5 years from the install date
- 2) The Yaskawa Variable Frequency Drives for 2 years from the install date
- 3) The well x troll bladder tanks for 7 years from the install date

All labor and craftsmanship warranted 3 years from date of install. Tampa Well Drilling Inc. Does not warrant the existing wells or anything else outside of the parts furnished and installed.

Warranty does not warrant against acts of "God". Tampa Well Drilling agrees to install within three business days of the executed contract. Any one timer can be run off of one pump, but if multiple timers run as to meet watering days by law you will need all three pumps running.

Total Cost: \$18,583.96

Authorized Signature to Proceed

____/____/_____
Date of Authorization

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

EXHIBIT 9

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5532 Auld Lane, Holiday FL 34690

CONTROLLER REPLACEMENT- 19042 LONG LAKE RANCH BOULEVARD

**IRRIGATION PROPOSAL
FOR
LONG LAKE RANCH CDD**

Attention: Patricia Thibault, District Manager

October 6, 2026

Scope of Work

The existing irrigation controller located at **19042 Long Lake Ranch Boulevard** is currently not functioning properly due to damage sustained from a lightning strike. As a result, the controller is unable to operate. RedTree recommends replacing the existing controller with a new Hunter ACC2 75-Station Plastic Pedestal Controller. The new controller will provide improved reliability and allow the irrigation system to operate efficiently and consistently. Replacing the damaged controller will help maintain proper irrigation, reduce the potential for missed watering cycles, and provide a reliable foundation for continued irrigation program.

Materials

- (1) Hunter ACC2 75-Station Plastic Pedestal Controller
- (1) Hunter Rain Sensor
- Miscellaneous Parts, Fittings, and Supplies
- Labor

Total Cost: \$8,722.50

Authorized Signature to Proceed

____/____/_____
Date of Authorization

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

EXHIBIT 10

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The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

The Corner of Seranova Drive and Bittern Boulevard
Red Maple Tree Removal and Installation

TREE REMOVAL AND INSTALLATION PROPOSAL
FOR
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

October 6, 2026

Scope of Work:

- Removal of (1) deceased Red Maple tree.
- Installation of (1) 30-gallon Red Maple tree.
- Includes all labor, debris removal, materials, hauling, and dumping fees.



TOTAL: \$1,225.00

Authorized Signature to Proceed

Date of Authorization

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

EXHIBIT 11

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The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

Primrose Estates Gate Entrance and Monument Plant Beds
Variegated Ligustrum and Sunset Jasmine Installation

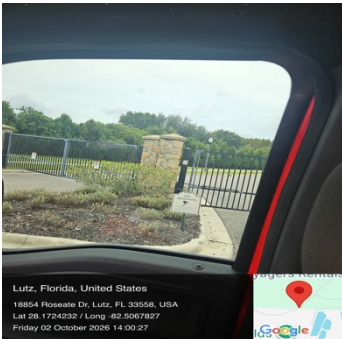
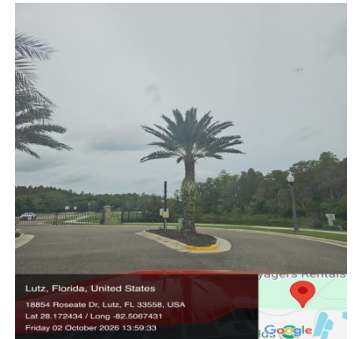
LANDSCAPE ENHANCEMENT PROPOSAL
FOR
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

October 6, 2026

Scope of Work:

- Install (20) 1-gallon Sunset Jasmine in the island surrounding the gate call box.
- Remove (15) existing Blue Daze at the center median by the gate.
- Install (35) 1-gallon Sunset Jasmine at the center median by the gate.
- Install (18) 3-gallon Variegated Ligustrum to complete the existing hedgeline at the monument island.
- Includes all labor, debris removal, materials, hauling, and dumping fees.



TOTAL: \$1,164.00

Authorized Signature to Proceed

Date of Authorization

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

EXHIBIT 12

[RETURN TO AGENDA](#)

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	Notes
						Need to obtain new tow vendor based on incorrect towing of vehicles on 06.16. will present in the July agenda. 06-24 Update: Bill : 813 Tow Contract is on the agenda for consideration. ade several calls to Americas finest Carrier and there mailbox was full on all attempts. 07.02.2026 Board voted to terminate current tow company and contract with 813. Prior tow company received the letter of termination. Contract 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 communications to 813, contract 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 towing. New signage needs to be incorporated that stipulates the correct towing hours. The new no parking signs have been installed at the Foxtail Pool and the Clubhouse
2	1	06.16.2026	Tow contract	Amenity Manager	07.02.2026	
						Steve and I are repairing drainage at Foxtail. The drain strip has serious high spots at the joints, creating real "toe getters." I am attaching corrugated pipe to the ends of the drains, and tunneling it through the mulch levy. Amenity will replace the drain channel in house. It is not lying flush with the deck. They installed a pop up drain on the north side of the drain channel and it is working well. They will work on this on the south side. 05-28 Update: This will have to be done when the clubhouse pool opens and traffic slows at Foxtail. 06-24 Update: Bill: We haven't had much rain, but the Foxtail pool deck has been much easier to keep clean since I extended the drain past the fence. We will not change that drain until the main pool is operational. I don't want to have any unnecessary problems that can be avoided. It is not causing any issues currently. The drain will be replaced when the main pool opens. The drain modifications already made are currently working properly. Too much traffic in the pool with the main pool being resurfaced. This will be repaired when Foxtail is resurfaced
3	2	03.05.2026	Foxtail Drainage	Amenity Manager	ON HOLD	
						Chairwoman Clawson requested that painting the mail pieces in Primrose and Foxtail, if they need it, and painting the parking lot lines be added to the task list. 4.2.26 Update: Get a proposal or have staff do it. 05-28 Update: Bill: Obtaining quotes 06-24 Update: Bill: - I still need to follow up on that. The painter who painted the pedestrian bridge died last month. He was the guaranteed low bidder. I will gather quotes before the August meeting. Amenity team has reached out and proposers are advising that the mailboxes should be sandblasted first which is quite expensive, No one 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 agenda. The amenity team is gathering proposals to have the mail boxes sand blasted
4	3	03.05.2026	Painting	Amenity Manager	04.05.2026	
						We just received a new pressure washer line jet attachment from Amazon. I will jet any drains I can find around the main pool because I believe that the deck drainage is causing the deluge of stormwater that cascades down the handicap ramp, resulting in the washout under the sidewalk between the ramp and the fishing dock. The engineer is aware of this. Prioritizing this over the sidewalk drain would be justified due to the cracking we are experiencing at the top, middle, and bottom of the ramp/stair area. 05-28 Bill: I have not used the pressure washer yet. I did pre-start checks and found gasoline in the oil tank. Joe and I agreed that it needed to go to the shop. The pressure washer motor has been fixed. The pump on the motor looks to be brand new. I pulled the pump off the motor and found it installed incorrectly. It should be up and running tomorrow if the pump works correctly. 06-24 Update: Bill: The pressure washer came back from the shop, and I have been getting things washed. One area at a time. I have washed the main pavilion, the clubhouse mailboxes, the Foxtail pool building, and the Foxtail pavilion, With things getting pressure washed, paint touch-ups are needed. We've started at the pavilion. We are planning to pressure wash the Tennis pavilion very soon. We will completely repaint the Tennis pavilion. It needs it. The shed and the mailbox concrete will be after the tennis pavilion. Part time amenity maintenance has been out on leave. Painting will resume after his return 07.30. Amenity team is waiting for heat advisory conditions to lower.. The tennis pavilion has been cleaned and will be painted before the meeting and the team has resumed small pressure washing projects in the District. Pressure wash is ongoing. Completed are the clubhouse, main pool drains, the immediate front sidewalk of the clubhouse and the exterior of the dumpster enclosure
5	4	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026	
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. We will continue to attempt to retrieve report
						Signs needed; no trespassing, damage signs, no motorized vehicles, no fishing signs. Board requested an updated list of no keep, keep and new additions. Bill is working in 02.19- Bill is compiling list. 05-28 update: We gave the list of signs to the supervisors. That was the list for supervisors to select which signs they wanted. I will compile the list again for the meeting. Need 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 forward them when I 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 agenda. Signage proposal was approved at the August meeting and finalization of order is underway. Signs have been ordered
7	6	05.07.2026	Signs	Amenity Manager	3.5.26	
						A copy of the report was made as a public records request to the Sheriff Department. The reference number is R022971-102125. Still outstanding. 4.2.26 Update: need to get law enforcement update from Bill. Amenity manager is still researching
8	7	03.15.2025	Insurance & Car Hit on Sunlake	Amenity Manager	12.04.2025	
						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 that it is an issued with 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. Monument lights are all working as of 10.28.2026
9	8	08.06.2026	Monument Track Lights	Amenity Manager	09.03.2026	
						This is on schedule to be completed before meeting time
10	9	10.01.2026	Need to get the tennis pavilion painted	Amenity Manager	11.04.2026	
						Check with them on making deposits. 06-24 Update: Bill: I usually get the check from Chow the Monday before the meeting, and I will mention it to Cedric when I see him. Ongoing
11	10	12.4.2025	Peter Chow/ Candyman deposits	Amenity Manager/District Manager	Ongoing	
						Resurface the main pool. Cooper pools assigned the NOC to Haven. After multiple communications Haven Field filed the NOC after 3.5 hours working with the County. Haven then found out that the County permit Cooper filed with the County potentially had some errors and forwarded this information to Cooper on 07.30. District still does not have a deliverable date. Demolition began on the 24th and project is being overseen by GB Collins. Progress
12	11	06.04.2026	Pool Sealing	Cooper Pools	09.01.2026	
13	12	01.05.2026	Approval Listing	District Manager	Ongoing	Reports are being sent to the Supervisors and pool reopening should be within the next 2 weeks
						Presentation of Approval Listing FY 2026
						Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6 - 9 months out. Followed up via email for an estimates timeline deliverable - no response. Estimates will be on the agenda for March. Sent email in regards to the amounts that may be charged on 02/26/26. Awaiting timeline from Duke. 4.2.26 Update: Checked with Duke on status and project is about 6 months out. Duke advised that all contracts need to be due at the same time
14	13	2.5.26	Street Light conversion	District Manager	04.05.2026	
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 have a crew out next week to remove some of the woody material that has popped up and the cattails. 09.23.2026
						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. A demand letter 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 over. Email sent from IT on 09.15.2026 requesting confirmation from Anchor Stone that all has been completed
17	16	1.5.26	Passwords	Kutak	2.5.26	
18	17	Court Project & GHS	Develop Contract	Kutak	10.01.2026	
						Develop a contract for Court Project and Addendum for GHS. Contract has been executed and deposit check sent
19	18	03.05.2026	Water meter Edging and weeding to be performed on each visit	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 has yet to be granted. District Engineer provided in the last month agenda
20	19	08.06.2026	Trees on Sunlake Median	Red Tree Landscape	09.06.2026	Red Tree Pete Lucadano has advised that edging and weeding should happen on each visit
21	20	2.5.26	Plant Material Assessment	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
22	21	4.2.26	Foxtail North Entry	Red Tree Landscape	June	Evaluate for plant material that was hurt by the freeze.
23	22	10.01.2026	Wires exposed at the amenity center	Red Tree Landscape	11.04.2026	Need a proposal for the tree
24	23	10.01.2026		Red Tree Landscape	11.04.2026	Matt to advise on the exposed wires at the amenity
						Islands are needing a proposal for enhancement
25	24	10.01.2026	Primrose and Primroes Estates Islands	Red Tree Landscape	11.04.2026	

	A	B	C	D	E	F
1	SEQ	DATE ASSIGNED	DELIVERABLE	ASSIGNED TO	DATE	Notes
26	25	10.01.2026	Mulch	Red Tree Landscape	11.04.2026	Red Tree to install mulch based on approved contract
27	26	10.01.2026	Basketball Court Trees	Red Tree Landscape	11.04.2026	Red Tree to bring back proposals for various types of trees for around the basketball court
28	27	10.01.2026	New Motor and pump needed	Red Tree Landscape	11.04.2026	Red Tree has advised that a new pump and VFD are needed for the third well location
29	28	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
30	29	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 for access and prepare a report outlining our findings and recommendations. Report was included in the October agenda. Task complete. Red Tree to let Stantec know if access becomes an issue.
31	30	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. Proposal was presented and approved at the October meeting. Projects are scheduled for 1st week of November.
32	31	09.03.2026	SWFWMD	Stantec	10.01.2026	Bring update to the October meeting. To be discussed at October meeting under district engineers report. Resident has advised that they will remove the french drain, Stantec to review removal at November meeting
33	32	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.
34	33	10.01.2026	Foxtail Pool Resurface	Stantec	11.12.2026	Pool Resurfacing Project. Foxtail Scope approved at October meeting. Stantec has reached out to pool companies and requested proposals. We have received one from Pool Works and will present proposals received at the November meeting.

EXHIBIT 13

[RETURN TO AGENDA](#)

SunVilla Commercial Sling Wave Chaise Lounge with Adjustable Armrests, 2-pack



The loungers from Costco are the same chairs that were purchased last year. They are holding up nicely. The regular chairs at Tractor Supply closely match the existing ones. The main pool's bathing capacity is 87. There are 10 good lounge chairs at the main pool. We definitely need 12 regular chairs at the main pool to replace the worn table seating. There are 13 good lounge chairs at Foxtail, and 7 that are currently out there now but wearing out. Most of the new chairs from last year were brought to Foxtail when the main pool closed. Foxtail won't need any more chairs.

EXHIBIT 14

[RETURN TO AGENDA](#)

Long Lake Ranch Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
September 30, 2026**

Long Lake Ranch CDD
Balance Sheet
September 30, 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	\$ 139,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,306
3 Money Market Account- SS	1,550,391	1,874,199	-	-	-	-	3,424,590
4 Debit Card - SS	879	-	-	-	-	-	879
5 Small Checking - SS	500						500
6 Petty Cash	-		-	-	-	-	-
7 Trust Accounts							
8 Revenue Fund	-	-	-	145,034	94,697	6,754	246,485
9 Reserve Fund	-	-	-	117,969	89,195	67,493	274,657
10 Cost of Issuance			-		241	429	670
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	37,114	-	-	-	-	-	37,114
17 Deposits	33,490	-	-	-	-	-	33,490
18 TOTAL ASSETS	1,768,506	1,874,199	-	270,701	190,407	85,047	4,188,860
19 Liabilities:							
20 Accounts Payable	46,892	-	-	-	-	-	46,892
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	74,174	-	-	859	700	1,158	76,892
25 Fund Balance							
26 Non-Spendable	70,603	-	-	-	-	-	70,603
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	-	-	-	269,841	189,706	83,889	543,437
30 Unassigned	1,126,229	-	-	-	-	-	1,126,229
31 TOTAL LIABILITIES AND FUND BALANCE	\$ 1,768,506	\$ 1,874,199	\$ -	\$ 270,701	\$ 190,407	\$ 85,047	\$ 4,188,860

LONG LAKE RANCH CDD																	
General Fund																	
Statement of Revenue, Expenditures and Change in Fund Balance																	
For the Period of October 1, 2025 through September 30, 2026																	
	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Month of April	FY2026 Month of May	FY2026 Month June	FY2026 Month July	FY2026 Month August	FY2026 Month September	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																	
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)	(107)	17,626	-	17,626	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	8,424	110,961	-	110,961	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	8,317	1,681,715	1,635,232	46,483	103%	
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	1,015	12,568	13,000	(432)	97%	
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	-	-	-	-	1,015	1,000	15	102%	
21 Payroll Taxes (BOS)	15	61	61	61	61	61	61	61	122	61	61	61	750	1,071	(321)	70%	
22 Payroll Services Fees	50	50	50	50	50	50	50	50	100	50	50	50	650	700	(50)	93%	
23 District Management	1,250	1,250	605	-	1,250	1,250	1,250	3,144	1,250	1,250	1,250	1,250	14,998	15,000	(2)	100%	
24 Administrative	417	417	202	-	417	417	417	1,048	417	417	417	417	5,000	5,000	(0)	100%	
25 Accounting	833	833	403	-	833	833	833	2,096	833	833	833	833	9,999	10,000	(1)	100%	
26 Assessment Roll Preparation	417	417	202	-	417	417	417	1,048	417	417	417	417	5,000	5,000	(0)	100%	
27 Dissemination Agent	250	250	120	-	250	250	250	628	250	250	250	250	2,998	3,000	(2)	100%	
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	4,293	128,793	131,829	(3,036)	98%	
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	2,013	-	38,509	61,200	(22,691)	63%	
44 Utilities-Streetlights	-	8,698	8,682	8,783	8,424	7,893	8,413	8,404	8,182	6,539	8,490	-	82,509	117,300	(34,791)	70%	
45 Utilities-Water/Sewer	58	276	3,238	2,433	1,141	1,341	898	842	805	463	411	354	12,260	18,000	(5,740)	68%	
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	11,037	354	134,960	200,070	(65,110)	67%	
49 Security																	
50 Security Repairs & Maintenance	-	-	-	-	145	-	815	-	474	331	-	1,061	2,826	7,500	(4,674)	38%	
51 TOTAL SECURITY	-	-	-	-	145	-	815	-	474	331	-	1,061	2,826	7,500	(4,674)	38%	

LONG LAKE RANCH CDD																
General Fund																
Statement of Revenue, Expenditures and Change in Fund Balance																
For the Period of October 1, 2025 through September 30, 2026																
	FY2026 Month of October	FY2026 Month of November	FY2026 Month of December	FY2026 Month of January	FY2026 Month of February	FY2026 Month of March	FY2026 Month of April	FY2026 Month of May	FY2026 Month June	FY2026 Month July	FY2026 Month August	FY2026 Month September	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	417	5,000	5,000	(0)	100%
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	2,460	29,520	29,520	-	100%
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	14,085	169,023	180,920	(11,897)	93%
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	16,362	90,760	(74,398)	18%
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	173	45,112	15,000	30,112	301%
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			1,600	7,243	30,627	(23,384)	24%
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	26,916	455,934	595,673	(139,739)	77%
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	10,613	134,360	141,296	(6,936)	95%
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	421	11,615	21,000	(9,385)	55%
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	1,600	24,954	2,000	22,954	1248%
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	450		5,132	5,000	132	103%
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	105	1,241	3,600	(2,360)	34%
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	14,773	12,738	212,788	242,346	(29,558)	88%
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	63,875	45,362	967,419	1,285,231	(317,812)	75%
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)	(53,644)	(37,045)	714,296	350,001	317,812	
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	1,731,375	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)	(53,644)	(37,045)	364,296	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	1,731,375	1,694,331	1,994,333	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 September 30, 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 September 30, 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 September 30, 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	-	8,304	8,304
5 Total Revenues	235,938	243,345	7,407
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	8,507	5,307
15 NET Change in Fund Balance	3,200	8,507	5,307
16 Fund Balance-Beginning	261,334	261,334	-
17 Fund Balance - Ending	\$ 264,534	\$ 269,841	\$ 5,307

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 September 30, 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	-	6,065	6,065
5 Total Revenues	191,881	197,632	5,751
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	(4,799)	(4,980)
15 NET Change in Fund Balance	181	(4,799)	(4,980)
16 Fund Balance-Beginning	194,505	194,505	-
17 Fund Balance - Ending	\$ 194,686	\$ 189,706	\$ (4,980)

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 September 30, 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	-	805	805
6 Transfer In		73,442	73,442
7 Total Revenues	-	252,068	252,068
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.	-	85,688	85,688
18 NET Change in Fund Balance	-	85,688	85,688
19 Fund Balance-Beginning	-	(1,798)	-
20 Fund Balance - Ending	\$ -	\$ 83,889	\$ 85,688

-

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

Balance per Bank Statement	144,977
Plus: Deposits in Transit	-
Less: Outstanding Checks	(5,671)
<i>Adjusted Bank Balance</i>	139,306

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
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

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

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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	Surveying		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
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

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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
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

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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
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 Pellan	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

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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 Pellan	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
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

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
9/2/2026		5320 Haven Management Solutions	District Mgt-sept		3,583.34	184,358.86
9/3/2026	090326ach	Coastal Waste & Recycling, Inc.	Waste Collection		123.36	184,235.50
9/3/2026	090326ach1	Duke Energy	Summary Bill		10,321.37	173,914.13
9/7/2026		5321 Cooper Pools Inc	pool maint		1,600.00	172,314.13
9/7/2026		5322 RedTree Landscape Systems	Landscape Maint		14,085.25	158,228.88
9/8/2026		5323 RedTree Landscape Systems	08.25.26 irrigation repair		173.15	158,055.73
9/8/2026		5324 RedTree Landscape Systems	06.08.26 Landscape Const		41.75	158,013.98
9/8/2026		5326 RedTree Landscape Systems	06.12.26 Irrigation Rep		137.00	157,876.98
9/8/2026	090826ach1	Frontier	Phone and Int		293.89	157,583.09
9/8/2026	090826ach2	Frontier	Phone and Int		155.99	157,427.10
9/9/2026		5327 Haven Management Solutions	Payroll Billing 8/24-9/6/26		5,643.75	151,783.35
9/14/2026		5328 DCSI, Inc " Security & Sound"	gate svc		915.50	150,867.85
9/14/2026		5329 DCSI, Inc " Security & Sound"	access control		145.00	150,722.85
9/18/2026		5330 RedTree Landscape Systems	07.16.26 Irrigation Rep		696.00	150,026.85
9/18/2026	091826ach1	Engage PEO	BOS mtg		757.10	149,269.75
9/18/2026		94 William Pellan	BOS MTG		184.70	149,085.05
9/18/2026		95 Darrell Thompson	BOS MTG		184.70	148,900.35
9/21/2026	092126ach	Pasco County Utilities Services Branch	0 Community Center		190.50	148,709.85
9/21/2026	092126ach2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH		163.50	148,546.35
9/24/2026		5331 Gulf Coast Sealcoat	parking lot area		1,600.00	146,946.35
9/24/2026		5332 GHS LLC	Aquatic Maintenance.		2,460.00	144,486.35
9/28/2026		5335 Turner Pest Control LLC	pest control		104.50	144,381.85
9/29/2026		5333 Haven Management Solutions	Payroll Billing 9/7-9/20/26		4,968.75	139,413.10
9/29/2026	092926ach	Florida Department of Revenue	sales tax		107.23	139,305.87
9/30/2026				-	48,636.33	139,305.87

EXHIBIT 15

[RETURN TO AGENDA](#)

1:27 PM
10/27/26
Accrual Basis

Long Lake Ranch CDD

Transactions by Account

As of September 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							187,942.20
Bill Pmt...	09/02/2026	5320	Haven Managem...	District Mgt-sept	3,583.34		184,358.86
Bill Pmt...	09/03/2026	09032...	Coastal Waste &...	Waste Collection	123.36		184,235.50
Bill Pmt...	09/03/2026	09032...	Duke Energy	Summary Bill	10,321.37		173,914.13
Bill Pmt...	09/07/2026	5321	Cooper Pools Inc	pool maint	1,600.00		172,314.13
Bill Pmt...	09/07/2026	5322	RedTree Landsc...	Landscape Maint	14,085.25		158,228.88
Bill Pmt...	09/08/2026	5323	RedTree Landsc...	08.25.26 irrigation repair	173.15		158,055.73
Bill Pmt...	09/08/2026	5324	RedTree Landsc...	06.08.26 Landscape Const	41.75		158,013.98
Bill Pmt...	09/08/2026	5326	RedTree Landsc...	06.12.26 Irrigation Rep	137.00		157,876.98
Bill Pmt...	09/08/2026	09082...	Frontier	Phone and Int	293.89		157,583.09
Bill Pmt...	09/08/2026	09082...	Frontier	Phone and Int	155.99		157,427.10
Bill Pmt...	09/09/2026	5327	Haven Managem...	Payroll Billing 8/24-9/6/26	5,643.75		151,783.35
Bill Pmt...	09/14/2026	5328	DCSI, Inc " Secu...	gate svc	915.50		150,867.85
Bill Pmt...	09/14/2026	5329	DCSI, Inc " Secu...	access control	145.00		150,722.85
Bill Pmt...	09/18/2026	5330	RedTree Landsc...	07.16.26 Irrigation Rep	696.00		150,026.85
Bill Pmt...	09/18/2026	09182...	Engage PEO	BOS mtg	757.10		149,269.75
Bill Pmt...	09/18/2026	94	William Pellan	BOS MTG	184.70		149,085.05
Bill Pmt...	09/18/2026	95	Darrell Thompson	BOS MTG	184.70		148,900.35
Bill Pmt...	09/21/2026	09212...	Pasco County Uti...	0 Community Center	190.50		148,709.85
Bill Pmt...	09/21/2026	09212...	Pasco County Uti...	18981 LONG LAKE RANCH	163.50		148,546.35
Bill Pmt...	09/24/2026	5332	GHS LLC	Aquatic Maintenance.	2,460.00		146,086.35
Bill Pmt...	09/28/2026	5335	Turner Pest Cont...	pest control	104.50		145,981.85
Bill Pmt...	09/29/2026	5333	Haven Managem...	Payroll Billing 9/7-9/20/26	4,968.75		141,013.10
Bill Pmt...	09/29/2026	09292...	Florida Departme...	sales tax	107.23		140,905.87
Total 1. General Fund					0.00	47,036.33	140,905.87
TOTAL					0.00	47,036.33	140,905.87

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
9/1/2026	112

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

INVOICE

Bill To: **LONG LAKE RANCH CDD**
1540 INTERNTIONAL 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



duke-energy.com
877.372.8477

Your Summary Bill

Page 1 of 11

LONG LAKE RANCH COMM DEV DIS

Bill date Aug 11, 2026

For service Jul 2 - Aug 3

33 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	\$181.45
Payment Received	0.00
Current Electric Charges	2,150.37
Current Lighting Charges	8,220.35
Taxes	88.28
Total Amount Due Sep 01	\$10,640.45

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

- 137.63 sec dep interest
Credit

- 181.45 duplicate pmt
for 1223 sunlake Blvd.
Imigation

total deducted
from bank!

\$10,321.37

Duplicate pmt was a result
of Duke erroneously billing
& drafting the ACH two
times. Duke, then recognizing
the error, credited one of
the pmts to the account.

Late payments are subject to a 1.0% late charge.

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	106.42
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80

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

\$10,640.45
by Sep 1

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

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

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

88930000012497000660000018145000104590000010640456

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 elights from time to time. That's a normal part of the energy measuring process.

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Account Number	Service Address	Totals
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	80.21
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	311.62
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	62.80
910089489193	19042 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
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	34.05
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	398.02
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	534.06
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	154.82
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	125.08

Account Number	Service Address	Totals
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	181.45
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	347.25
Total Charges		\$10,640.45



Billing details

Account Information	Billing Details			Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$30.00
	Meter Number: 4513470	Energy Charge	4.89	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	1.97	
	Present Read: 3555	Asset Securitization Charge	0.10	
	Previous Read: 3504	Minimum Bill Adjustment	5.03	
	Billed Usage: 51			
	Billed kWh 51.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$103.67
	Meter Number: 1049037	Energy Charge	60.24	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	24.20	
	Present Read: 112689	Asset Securitization Charge	1.22	
	Previous Read: 112062			
	Billed Usage: 627			
	Billed kWh 627.000			
		Regulatory Assessment Fee	0.09	\$2.75
		Gross Receipts Tax	2.66	
		Total		\$106.42
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$30.00
	Meter Number: 8246384	Energy Charge	4.43	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	1.78	
	Present Read: 2487	Asset Securitization Charge	0.09	
	Previous Read: 2441	Minimum Bill Adjustment	5.69	
	Billed Usage: 46			
	Billed kWh 46.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$30.00
	Meter Number: 3410166	Energy Charge	1.82	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	0.73	
	Present Read: 1824	Asset Securitization Charge	0.04	
	Previous Read: 1805	Minimum Bill Adjustment	9.40	
	Billed Usage: 19			
	Billed kWh 19.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$30.00
	Meter Number: 4463323	Energy Charge	2.69	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	1.08	
	Present Read: 1279	Asset Securitization Charge	0.05	
	Previous Read: 1251	Minimum Bill Adjustment	8.17	
	Billed Usage: 28			
	Billed kWh 28.000			



Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01
	Meter Number: 915209	Energy Charge	7.59
	Bill Period: Jul 02 - Aug 03	Fuel Charge	3.05
	Present Read: 3214	Asset Securitization Charge	0.15
	Previous Read: 3135	Minimum Bill Adjustment	1.20
	Billed Usage: 79		
	Billed kWh 79.000		
	Regulatory Assessment Fee	0.03	\$0.80
	Gross Receipts Tax	0.77	
	Total		\$30.80
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01
	Meter Number: 4465473	Energy Charge	42.28
	Bill Period: Jul 02 - Aug 03	Fuel Charge	16.98
	Present Read: 118672	Asset Securitization Charge	0.86
	Previous Read: 118232		
	Billed Usage: 440		
	Billed kWh 440.000		
	Regulatory Assessment Fee	0.07	\$2.08
	Gross Receipts Tax	2.01	
	Total		\$80.21
910089595996 LONG LAKE RANCH COMM DEV DIS O SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.93
	Bill Period: Jul 02 - Aug 03	Energy Charge	93.06
	54W MITCH LED PT 38	Fuel Charge	83.54
	CLR	Asset Securitization Charge	1.20
	50 MTCH III 3K F 19	50 MTCH III 3K F	21.44
	SV FLAGLER ACR 2,156	54W MITCH LED PT CLR	33.96
	9500L	SV FLAGLER ACR 9500L	700.48
		50 MTCH III 3K F	2.04
		54W MITCH LED PT CLR	4.08
		SV FLAGLER ACR 9500L	126.28
		16 DEC CNCRT W/DEC BS/ WSHNGTN	548.49
	Regulatory Assessment Fee	1.41	\$6.02
	Gross Receipts Tax	4.61	
	Total		\$1,622.52
910089562682 LONG LAKE RANCH COMM DEV DIS 0000 NATURE VIEW DR LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.93
	Bill Period: Jul 02 - Aug 03	Energy Charge	194.70
	49W TRADITIONAL 17	Fuel Charge	174.78
	LED	Asset Securitization Charge	2.50
	54W MITCH LED PT 133	SV FLAGLER ACR 9500L	971.12
	CLR	SV DRC27500	132.00
	54W MITCH LED 38	49W TRADITIONAL LED	6.95
	TOPHAT		
	50 MTCH III 3K F 114		

Billing details - continued

Account Information	Billing Details				Amounts
	50 MTCHR V 3K RBM	19	213W LED SHBX BNZIII	14.42	
	50 MTCHT III 3K TH	19	54W MITCH LED PT CLR	118.86	
	50MTCHTR III3K THRBM	38	54W MITCH LED TOPHAT	33.96	
	213W LED SHBX BNZIII	75	50 MTCH III 3K F	128.64	
	SV DRC27500	1,188	50 MTCHT III 3K TH	21.44	
	SV FLAGLER ACR 9500L	2,989	50MTCHTR III3K THRBM	33.96	
			50 MTCHR V 3K RBM	16.98	
			SV FLAGLER ACR 9500L	175.07	
			SV DRC27500	31.79	
			49W TRADITIONAL LED	2.04	
			213W LED SHBX BNZIII	2.04	
			54W MITCH LED PT CLR	14.28	
			54W MITCH LED TOPHAT	4.08	
			50 MTCH III 3K F	12.24	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	4.08	
			50 MTCHR V 3K RBM	2.04	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	88.68	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	945.27	
			Regulatory Assessment Fee	2.73	
			Gross Receipts Tax	9.60	
			Total		\$12.33
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	\$30.00
	Meter Number: 8246383		Energy Charge	2.50	
	Bill Period: Jul 02 - Aug 03		Fuel Charge	1.00	
	Present Read: 2034		Asset Securitization Charge	0.05	
	Previous Read: 2008		Minimum Bill Adjustment	8.44	
	Billed Usage: 26				\$0.80
	Billed kWh 26.000		Regulatory Assessment Fee	0.03	
			Gross Receipts Tax	0.77	
			Total		\$30.80
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	\$303.57
	Meter Number: 1049785		Energy Charge	200.83	
	Bill Period: Jul 02 - Aug 03		Fuel Charge	80.65	
	Present Read: 138171		Asset Securitization Charge	4.08	
	Previous Read: 136081				\$8.05
	Billed Usage: 2090		Regulatory Assessment Fee	0.26	
	Billed kWh 2090.000		Gross Receipts Tax	7.79	
			Total		\$311.62
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	\$61.18
	Meter Number: 4451364		Energy Charge	30.36	
	Bill Period: Jul 02 - Aug 03				



Billing details - continued

Account Information	Billing Details			Amounts
	Present Read:	110998	Fuel Charge	12.19
	Previous Read:	110682	Asset Securitization Charge	0.62
	Billed Usage:	316		
	Billed kWh	316.000		
			Regulatory Assessment Fee	0.05
			Gross Receipts Tax	1.57
			Total	\$62.80
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01
	Meter Number:	2778290	Energy Charge	6.36
	Bill Period:	Jul 02 - Aug 03	Fuel Charge	2.55
	Present Read:	145580	Asset Securitization Charge	0.13
	Previous Read:	145514	Minimum Bill Adjustment	2.95
	Billed Usage:	66		
	Billed kWh	66.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01
	Meter Number:	8263689	Energy Charge	4.99
	Bill Period:	Jul 02 - Aug 03	Fuel Charge	2.01
	Present Read:	2392	Asset Securitization Charge	0.10
	Previous Read:	2340	Minimum Bill Adjustment	4.89
	Billed Usage:	52		
	Billed kWh	52.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01
	Meter Number:	8246382	Energy Charge	6.24
	Bill Period:	Jul 02 - Aug 03	Fuel Charge	2.51
	Present Read:	2540	Asset Securitization Charge	0.13
	Previous Read:	2475	Minimum Bill Adjustment	3.11
	Billed Usage:	65		
	Billed kWh	65.000		
			Regulatory Assessment Fee	0.03
			Gross Receipts Tax	0.77
			Total	\$30.80
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01
	Meter Number:	4470114	Energy Charge	2.79
	Bill Period:	Jul 02 - Jul 08	Fuel Charge	1.12
	Present Read:	2188	Asset Securitization Charge	0.06
	Previous Read:	2180	Minimum Bill Adjustment	8.02
	Billed Usage:	8		
	Billed kWh	29.000		
	Meter Number:	363591888		
	Bill Period:	Jul 17 - Aug 03		
	Present Read:	12		
	Previous Read:	0		
	Billed Usage:	12		

Billing details - continued

Account Information	Billing Details			Amounts		
	Billed kWh	29.000				
	Meter Number:	363593891				
	Bill Period:	Jul 08 - Jul 17				
	Present Read:	9				
	Previous Read:	0				
	Billed Usage:	9				
	Billed kWh	29.000				
		Regulatory Assessment Fee	0.03	\$0.80		
		Gross Receipts Tax	0.77			
			Total	\$30.80		
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$30.00		
	Meter Number:	4522761	Energy Charge		3.55	
	Bill Period:	Jul 02 - Aug 03	Fuel Charge		1.43	
	Present Read:	2054	Asset Securitization Charge		0.07	
	Previous Read:	2017	Minimum Bill Adjustment		6.94	
	Billed Usage:	37				
	Billed kWh	37.000				
			Regulatory Assessment Fee	0.03	\$0.80	
			Gross Receipts Tax	0.77		
				Total	\$30.80	
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.93	\$3,122.07		
	Bill Period:	Jul 02 - Aug 03	Energy Charge		177.32	
	50 OTRAD BLK III 3K	17	Fuel Charge		159.19	
	54W MITCH LED PT CLR	57	Asset Securitization Charge		2.28	
	50 MTCH III 3K F	19	50 OTRAD BLK III 3K		8.32	
	50 MTCHR III 3K RBM	38	50 MTCHT III 3K TH		21.44	
	50 MTCHT III 3K TH	19	50 MTCHR III 3K RBM		33.96	
	SV FLAGLER ACR 9500L	4,067	50 MTCH III 3K F		21.44	
			54W MITCH LED PT CLR		50.94	
			SV FLAGLER ACR 9500L		1,321.36	
			SV FLAGLER ACR 9500L		238.21	
			54W MITCH LED PT CLR		6.12	
			50 MTCH III 3K F		2.04	
			50 MTCHR III 3K RBM		4.08	
			50 MTCHT III 3K TH		2.04	
			50 OTRAD BLK III 3K		2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN		1,061.97	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX		7.39	
			Regulatory Assessment Fee		2.72	\$11.46
			Gross Receipts Tax		8.74	
				Total	\$3,133.53	
	910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$33.17	
		Meter Number:	4465449	Energy Charge		10.66
		Bill Period:	Jul 02 - Aug 03	Fuel Charge		4.28
		Present Read:	6359			



Billing details - continued

Account Information	Billing Details		Amounts
	Previous Read: 6248	Asset Securitization Charge 0.22	\$0.88
	Billed Usage: 111		
	Billed kWh 111.000		
		Regulatory Assessment Fee 0.03	
		Gross Receipts Tax 0.85	
		Total	\$34.05
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 18.01	\$387.73
	Meter Number: 222519	Energy Charge 260.02	
	Bill Period: Jul 02 - Aug 03	Fuel Charge 104.42	
	Present Read: 585156	Asset Securitization Charge 5.28	
	Previous Read: 582450		
	Billed Usage: 2706		
	Billed kWh 2706.000		
		Regulatory Assessment Fee 0.34	\$10.29
		Gross Receipts Tax 9.95	
		Total	\$398.02
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 18.01	\$30.00
	Meter Number: 915370	Energy Charge 4.81	
	Bill Period: Jul 02 - Aug 03	Fuel Charge 1.93	
	Present Read: 2315	Asset Securitization Charge 0.10	
	Previous Read: 2265	Minimum Bill Adjustment 5.15	
	Billed Usage: 50		
	Billed kWh 50.000		
		Regulatory Assessment Fee 0.03	\$0.80
		Gross Receipts Tax 0.77	
		Total	\$30.80
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 18.01	\$520.26
	Meter Number: 5407312	Energy Charge 353.22	
	Bill Period: Jul 02 - Aug 03	Fuel Charge 141.86	
	Present Read: 397964	Asset Securitization Charge 7.17	
	Previous Read: 394288		
	Billed Usage: 3676		
	Billed kWh 3676.000		
		Regulatory Assessment Fee 0.45	\$13.80
		Gross Receipts Tax 13.35	
		Total	\$534.06
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge 18.01	\$150.82
	Meter Number: 2778178	Energy Charge 93.40	
	Bill Period: Jul 02 - Aug 03	Fuel Charge 37.51	
	Present Read: 56293	Asset Securitization Charge 1.90	
	Previous Read: 55321		
	Billed Usage: 972		
	Billed kWh 972.000		
		Regulatory Assessment Fee 0.13	\$4.00
		Gross Receipts Tax 3.87	
		Total	\$154.82
910089376674			



duke-energy.com
877.372.8477

Billing details - continued

Account Information	Billing Details			Amounts
LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$121.84
	Meter Number: 1015813	Energy Charge	73.02	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	29.33	
	Present Read: 342963	Asset Securitization Charge	1.48	
	Previous Read: 342203			
	Billed Usage: 760			
	Billed kWh 760.000			
		Regulatory Assessment Fee	0.11	\$3.24
		Gross Receipts Tax	3.13	
		Total		\$125.08
910089365879 LONG LAKE RANCH COMM DEV DIS 18888 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1)	Customer Charge	18.01	\$30.00
	Meter Number: 915368	Energy Charge	2.30	
	Bill Period: Jul 02 - Aug 03	Fuel Charge	0.93	
	Present Read: 1994	Asset Securitization Charge	0.05	
	Previous Read: 1970	Minimum Bill Adjustment	8.71	
	Billed Usage: 24			
	Billed kWh 24.000			
		Regulatory Assessment Fee	0.03	\$0.80
		Gross Receipts Tax	0.77	
		Total		\$30.80
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	This account did not bill with this Collective invoice			
910084355645 LONG LAKE RANCH COMM DEV DIS 000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1)	Customer Charge	1.93	\$345.89
	Bill Period: Jul 02 - Aug 03	Energy Charge	20.60	
	SV FLAGLER ACR 490	Fuel Charge	18.50	
	9500L	Asset Securitization Charge	0.26	
		SV FLAGLER ACR 9500L	159.20	
		SV FLAGLER ACR 9500L	28.70	
		16 DEC CNCRT W/DEC BS/ WSHNGTN	116.70	
		Regulatory Assessment Fee	0.30	\$1.36
		Gross Receipts Tax	1.06	
		Total		\$347.25
Total Amount Due				\$10,459.00

Cooper Pools Inc

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

Invoice #: 2431

Invoice Date: 9/1/2026

Due Date: 9/30/2026

Bill To: Long Lake Ranch CDD

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

LOCATION: 19037 Long Lake Ranch Blvd, Lutz

Item	Description	Qty	Rate	Amount
Monthly Commercial Pool Service - Weekly Service	Monthly commercial swimming pool maintenance services provided in accordance with the service agreement. Service includes routine water chemistry testing and balancing, cleaning and debris removal, brushing and vacuuming as needed, filter and basket maintenance, circulation and equipment inspections, and monitoring of overall pool operating conditions.	1.00	\$1,600.00	\$1,600.00

LOCATION: 2042 Lake Waters Place , Lutz

Item	Description	Qty	Rate	Amount
Monthly Commercial Pool Service - Weekly Service	No charge - pool is being resurfaced	1.00	\$0.00	\$0.00

Subtotal: \$1,600.00

Tax: \$0.00

Total: \$1,600.00

Amount Due: \$1,600.00

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

Invoice 35643



BILL TO Long Lake Ranch Community Development District 250 International Parkway, Suite 280 Lake Mary, FL 32746 USA	DATE	PLEASE PAY	DUE DATE
	09/01/2026	\$14,085.25	10/16/2026

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

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

TOTAL DUE	\$14,085.25
-----------	-------------

THANK YOU.

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.: 35727
Terms: Net 45
Invoice date: 09/08/2026
Due date: 10/23/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Irrigation Bill Upon Completion	Island where new plants were installed on 8/25/2026: 1 1/4 Tee	1	\$3.15	\$3.15
2.		Irrigation Bill Upon Completion	1 1/4 x 1 reducer	2	\$2.00	\$4.00
3.		Irrigation Bill Upon Completion	1 x 3/4 reducer	1	\$1.75	\$1.75
4.		Irrigation Bill Upon Completion	1 1/4 slip fix	1	\$11.50	\$11.50
5.		Irrigation Bill Upon Completion	3/4 coupling	1	\$1.00	\$1.00
6.		Irrigation Bill Upon Completion	3/4 MA	1	\$1.75	\$1.75
7.		Irrigation Bill Upon Completion	Technician Labor Hour	2	\$75.00	\$150.00
Total						\$173.15

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.: 35270
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 Clubhouse: Replaced a broken spray head on zone 16.	1	\$0.00	\$0.00
2.		Sales	6" spray head	1	\$23.00	\$23.00
3.		Sales	labor-technician	0.25	\$75.00	\$18.75
Total						\$41.75

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.: 35268
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 6.12.26 Capped off a valve that was discontinued and made other repairs.	1	\$0.00	\$0.00
2.		Sales	3/4" Reducer	1	\$0.90	\$0.90
3.		Sales	3/4"x1/2" Reducer	1	\$0.90	\$0.90
4.		Sales	1/2" Reducer	1	\$0.90	\$0.90
5.		Sales	1" flex	1	\$1.50	\$1.50
6.		Sales	1/2" male adapter	1	\$0.75	\$0.75
7.		Sales	1/2" cap	1	\$0.80	\$0.80
8.		Sales	labor-technician	1.75	\$75.00	\$131.25
Total						\$137.00



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

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

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

Bill history		
Previous balance		
		\$288.89
Payment received by Aug 15, thank you		
		-\$288.89
Service summary		
	Previous month	Current month
Bundle	\$263.46	↑\$268.46
Taxes and Fees	\$25.43	\$25.43
Total services	\$288.89	\$293.89
Total balance		\$293.89

Total balance

\$293.89

Auto Pay is scheduled

Sep 08



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

6790 0107 DY RP 15 08162026 NNNNNN 01 999822

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.



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

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

WAYS TO PAY YOUR BILL



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Download the
MyFrontier[®] app



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

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

Billing Date:
Aug 15, 2026
Billing Period:
Aug 15 - Sep 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

08.15-09.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$30.00
	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		\$268.46



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 **\$293.89**

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.

Future delivery of Frontier print directories may be reduced or eliminated in certain areas. You may access a digital version at www.therealyellowpages.com/ or <https://frontierwhitepages.dirxion.com/>. To receive a printed copy of your local directory, where available, at no charge call 1-844-339-6334. You can opt out of a printed directory by visiting www.yellowpagesoptout.com.

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased by \$5.00 per month, per line. Questions? Please contact customer service.





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

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

Frontier

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Aug 14	11:52A	5.0	DD	HUDSON FL 727-869-4100	\$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	Jul 30	6:31A	5.0	DN	POMPANOCH FL 954-969-5451	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day
DN - Night

LOCAL MEASURED SVC-FREE

8134064423	# of calls	Minutes	Charge
Dial Day	0	0	\$0.00
Dial Evening	1	0	\$0.00
Dial Night	0	0	\$0.00
Allowance			\$0.00
Billed			\$0.00
Total			\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	2	10	\$0.00
Total	2	10	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	1	5	\$0.00
Intrastate	1	5	\$0.00
Total	2	10	\$0.00

Billing Date:
Aug 15, 2026

Billing Period:
Aug 15 - Sep 14, 2026

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

Total balance	\$155.99
----------------------	-----------------

25

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

652004813949602806152100000000000000155995



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

Billing Date:
Aug 15, 2026

PIN:
8323

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

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased to \$30.00 per month, per line. Questions? Please contact customer service.



 Internet			
Monthly Charges			
08.15-09.14	Business Fiber Internet 500	\$125.99	
	1 Usable Static IP Address	\$30.00	
Internet Total		\$155.99	
Total current month charges		\$155.99	

**BUSINESS
FIBER 5 GIG
INTERNET**

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

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



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

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



Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
9/9/2026	116

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 8/24-9/6/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 8/24-9/6/26 32 hrs @ 25/Hr	800.00	800.00
	Facility Attendant 8/24-9/6/26 59 hrs @ 25/Hr	1,475.00	1,475.00
	Management Fee	41.55	41.55
		Total	\$5,643.75



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35792	09/10/2026	\$915.50	09/25/2026	Net 15	
P.O. NUMBER		SALES REP			
11465		Tech: DC			

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/03/2026	Access/ Gate:Service Reason for call: Replace power surge, power supply, and relay board at park/dog park and test system for any other repairs that may be needed. Tech notes: 1. Removed the bad equipment and installed a new surge protector, power supply, and relay board. Powered up the system and tested all gates. 2. Found bad exit buttons at the back left gate, front center gate, front left gate, and both dog park gates. 3. Found the men's restroom door strike is bad. 4. Found the front right gate maglock is not locking. 5. Parts on order to make these repairs.	2.50	145.00	362.50
09/03/2026	Access/ Gate:Parts AX-400ULXB2 12/24VDC at 4A board	1	299.00	299.00
09/03/2026	Access/ Gate:Parts AX-ACM8 access power controller fused relay outputs	1	165.00	165.00
09/03/2026	Access/ Gate:Parts DK-120HW 120VAC surge protective device	1	89.00	89.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

SUBTOTAL	915.50
TAX (0.075)	0.00
TOTAL	915.50
BALANCE DUE	\$915.50

Ways to pay



View and pay



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

Invoice

BILL TO

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

SHIP TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
35788	09/10/2026	\$145.00	09/25/2026	Net 15	

P.O. NUMBER
11461

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/01/2026	Service:Reg. Reason for call: 1. Access control at playground and dog park is not working - please check. 2. Multiple cameras at clubhouse down - please check. Tech notes: 1. Checked cameras, internet connection, and PoE switch. Internet and PoE switch were working properly. Rebooted NVR and all cameras came back online - system OK. 2. Checked lock power supply at playground and found no power. Reset power supply, but power was not restored. Found the surge protector and power supply are bad, and the relay board is burnt. All three will need to be replaced before troubleshooting for any other parts that may have been hit by the power surge. Parts are on order.	1	145.00	145.00

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

SUBTOTAL	145.00
TAX (0.075)	0.00
TOTAL	145.00
BALANCE DUE	\$145.00

Ways to pay



View and pay

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.: 35494
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 7.16.26 Repairs at Sunlake, zone 8.	1	\$0.00	\$0.00
2.		Sales	plug	50	\$0.65	\$32.50
3.		Sales	drip pipe (2.5 rolls)	1	\$310.00	\$310.00
4.		Sales	drip coupling (1.5 bags)	1	\$28.50	\$28.50
5.		Sales	drip tee	25	\$1.00	\$25.00
6.		Sales	labor-technician	4	\$75.00	\$300.00
Total						\$696.00



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

Invoice **127353**
Date **09/18/2026**

Pay Period Ending **09/30/2026**
Control Number **637-202610**

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

XXXXXXXXXXXXX902

Manual
CHECKS.

Direct
Deposit



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: 25087092

Billing Date: 9/2/2026

Billing Period: 7/16/2026 to 8/14/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	7/16/2026	28333	8/14/2026	28376	29	43

Usage History

	Water	Irrigation
August 2026		43
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

Transactions

Previous Bill	256.43
Payment 08/21/26	-256.43 CR
Balance Forward	0.00
Current Transactions	
Irrigation	
Water Base Charge	41.29
Water Tier 1	43.0 Thousand Gals X \$3.47
Total Current Transactions	190.50
TOTAL BALANCE DUE	\$190.50

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928090
Customer # 01307800
Balance Forward 0.00
Current Transactions 190.50

Total Balance Due \$190.50
Due Date 9/21/2026

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

**The Total Due will be electronically
transferred on 09/21/2026.**



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: 25087097

Billing Date: 9/2/2026

Billing Period: 7/16/2026 to 8/14/2026

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	7/16/2026	493	8/14/2026	495	29	2

Usage History

	Water
August 2026	2
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

Transactions

Previous Bill	154.12
Payment 08/21/26	-154.12 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	41.29
Water Tier 1	2.0 Thousand Gals X \$2.18 4.36
Sewer	
Sewer Base Charge	103.45
Sewer Charges	2.0 Thousand Gals X \$7.20 14.40
Total Current Transactions	163.50
TOTAL BALANCE DUE	\$163.50

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 0928725
Customer # 01307800
Balance Forward 0.00
Current Transactions 163.50

Total Balance Due \$163.50
Due Date 9/21/2026

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

**The Total Due will be electronically
transferred on 09/21/2026.**



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



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

Invoice

Date: 9/23/2026
Invoice #: 2026-641

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:
9/23/2026	September 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	75.00%	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



Turner
Pest Control
turnerpest.com

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

Service Slip/Invoice

INVOICE: 622798862
DATE: 09/25/2026
ORDER: 622798862

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
09/25/2026	04:08 PM				04:08 PM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/25/2026			04:46 PM

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

CPCM Commercial Pest Control - Monthly Service \$104.50

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

AMOUNT DUE \$104.50

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

1. 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

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
9/29/2026	119

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 9/7-9/20/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 9/7-9/20/26 32 hrs @ 25/Hr	800.00	800.00
	Facility Attendant 9/7-9/20/26 32 hrs @ 25/Hr	800.00	800.00
	Management Fee	41.55	41.55
		Total	\$4,968.75

Florida
DEPARTMENT OF REVENUE

Payment Confirmation

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

Transaction Information

Confirmation#	920004224230	Submitted Date	Tuesday, 09/29/2026
Status	IN PROCESS	Submitted Time	11:38 AM

Payment Information

Taxpayer Name	LONG LAKE RANCH COMMUNITY DEVELOPMENT DI	Debit Date	Wednesday, 09/30/2026
Document Type	DR-15	Filling Period End Date	09/30/2026
Amount Paid	\$107.23		
Payment Amount	\$107.23		
Fee Amount	\$0.00		

Electronic Check Information

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

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:61-8017823328-7	09/30/2026	\$107.23

EXHIBIT 16

[RETURN TO AGENDA](#)

**MINUTES OF 10/01/2026 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, October 01, 2026, at 6 p.m. at Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, FL 33558. The public was able to listen and/or participate in-person or live via Zoom conference.

I. Call to Order / Roll Call

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

Supervisors present:

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

Also present were:

Patricia Thibault.....	District Management, Haven Management Solutions
William York.....	Amenity Manager, Haven Management Solutions
Sarah Sandy (via virtual means)	Counsel, Kutak Rock LLP
Greg Woodcock.....	District Project Manager, Stantec
Pete Lucadano.....	RedTree
Matt Burnett.....	RedTree
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 about the tennis courts, reporting that an instructor had been using both courts for a couple of hours. Ms. Thibault advised that they had a contract with the vendor allowing him to use both courts for a certain amount of time/days a week. Supervisor Twomey asked the resident to document instances where the tennis instructor was at the courts for longer than an hour. Ms. Thibault and the Board discussed what was allowed to the tennis instructor based on the contract. Ms. Thibault confirmed that the tennis instructor would be invited to the next meeting.

Rene Langston addressed the explanation that she received from the District Manger regarding the Chair receiving landscaping services from Red Tree as a private resident. She referenced Florida Statute 112.313, which prohibits a public officer from correctly using or attempting to use their official position or a property or resource within their trust to obtain a special privilege or benefit to themselves. Ms. Langston stated that the Chairwoman did receive services that were not available to other residents in the community. She asked whether this was a kickback or a perk, noting that she believed circumstances involving Red Tree required further investigation. Ms. Langston stated that her concern was whether the Chairwoman's relationship with the CDD contractor provided access to a service or benefit that ordinary residents would not be able to receive. She noted that she had been denied those services twice. Ms. Langston formally requested that a member of the Board make a motion directing District Counsel to conduct a full investigation into the Chairwoman's personal use of Red Tree, a contractor of the Long Lake Ranch CDD. She specified that the investigation determine what services were provided, whether payment was made and in what amount, whether the District's contractual relationship with Red Tree facilitated the service, and why services were provided to the Chairwoman and

not available to other residents. Ms. Langston added that she was not looking for a conclusion this evening, but asking for a full investigation to be conducted with the findings presented publicly at the next meeting.

Ms. Sandy reminded the Board members that as local public officers under Florida Statute, they are subject to the state's ethics laws and have a personal responsibility to comply with those ethics laws. She defined a voting conflict of interest and discussed the methods to which they are investigated and treated. Ms. Sandy noted that Ms. Thibault had informally investigated the initial claims, noting that she had spoken to Red Tree and the Chairwoman, and both confirmed that the Chairwoman was charged market rates for the services provided. Ms. Sandy expressed her opinion that there was not a conflict of interest regarding the Chairwoman receiving landscaping from Red Tree.

Rene Langston reiterated Ms. Sandy's statement, asking Ms. Sandy if they had proof of payment for the services provided by Red Tree. Ms. Sandy advised that they did not have the jurisdiction to investigate the conflicts. Supervisor Pellan clarified Ms. Langston's question, confirming that the issues her questions addressed would need to be investigated by the Commission on Ethics.

A resident expressed concerns over the process of the encroachment agreement. Ms. Sandy advised that the encroachment agreement was placed on the agenda for informational purposes, not for approval or to be sent out.

A resident expressed concerns over the consistency in the way encroachment issues are addressed.

III. Supervisor Comments

Supervisor Pellan thanked Supervisor Thompson for his time, efforts, and dedication during his tenure as a Board Supervisor. He addressed the conflict-of-interest claims, reiterating the statement Ms. Sandy previously issued. Supervisor Pellan addressed the landscaping claims, noting that he was not aware of the claims until they were addressed at the meeting, as the Board members are not allowed to speak to each other outside of the meetings. He suggested that had he been made aware of the background and history regarding the fence issues, he would have asked that the Chairwoman recuse herself from voting on any decisions regarding those issues. Supervisor Pellan asked Ms. Sandy if they had the authority to reassign the positions on the Board. Ms. Sandy confirmed that the positions of Chair, Vice-Chair, and Assistant Secretary could be reassigned based on a majority vote from the Board members present at each meeting. Supervisor Pellan motioned that they reassign the Chair position for the integrity and the image of the Board. Ms. Thibault advised that any member of the Board make a motion for a seated Board member to become the Chairperson. Supervisor Smith asked Supervisor Pellan if he wanted to become the Chair. Supervisor Pellan confirmed that he would second that motion for the term.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Pellan, WITH ALL IN FAVOR, the Board Approved the Reassignment of Supervisor Pellan to the Chairperson Seat for the Term for the Long Lake Ranch Community Development District.

Ms. Thibault asked for a motion for the Vice Chair seat.

On a MOTION by Chairman Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Reassignment of Supervisor Smith to the Vice Chair Seat and the Reassignment of Chairwoman Clawson to the Assistant Secretary Seat for the Term for the Long Lake Ranch Community Development District.

Ms. Thibault confirmed she would bring a resolution to next month's meeting to memorialize the changes.

Supervisor Twomey stated that he would like to make a motion, noting the special circumstances, that any issues relating to 2196 Zamia Loop come before the Board for a vote, meaning that the issue cannot be decided by one person behind the scenes.

On a MOTION by Supervisor Twomey, SECONDED by Chairman Pellan, WITH ALL IN FAVOR, the Board Agreed that Issues Regarding 2196 Zamia Loop Come Before the Board for a Vote for the Long Lake Ranch Community Development District.

Supervisor Smith addressed statements made on Facebook, stating that he felt the need to respond as he claimed his character, credibility, and reputation were attacked by lies. He stated that no one at Red Tree Landscaping had told Ms. Langston that they provide free services to CDD Board members. Supervisor Smith stated that he had never accepted free service from Red Tree or any other endo in the community, adding that he had never received a kickback in his life. He expressed critique for those who would complain about the Board without attending the meetings. Supervisor Smith spoke to Ms. Langston asking if she has a problem with Supervisor Clawson, she take it up with her directly rather than dragging his reputation, credibility, and character into it. He addressed Supervisor Clawson, stating that the harm she had done to the Board, and to himself was incomprehensible, adding that her actions would cause Supervisor Pellan his seat for no other reason than her feud with Ms. Langston. Supervisor Smith stated that he had asked both the HOA and CDD management companies to provide him with the amount the issues between the two had cost the community. He stated it was at least \$20,000, noting the negative response everyone had regarding the \$10,000 Supervisor Thompson spent. Supervisor Smith stated that Supervisor Clawson had asked Supervisor Thompson for his resignation multiple times. He asked her to resign over the damage done to the Board, stating that he hoped someone listening or attending would post the \$20,000 statement on Facebook, adding that he might have his wife do it so the entire community could see it. Supervisor Smith asked Ms. Thibault if anyone had asked for any records requests over the incident. Ms. Thibault confirmed that she had received two requests.

Supervisor Clawson began by saying that it is disappointing when people draw conclusions from a Facebook post without knowing the full history or hearing both sides of a situation. She added that there are two sides to every story, and she believed that it was important that the full context be presented before anyone formed an opinion. Supervisor Clawson shared her history with Rene Langston, or R. Marie Friedman, as she identified herself on Facebook, noting that it goes back several years. She stated that their problems began when she asked her to trim her bushes so that they would comply with the community's Book of Standards and maintain the view corridor, which she refused. Supervisor Clawson stated that she then asked the HOA to enforce the standards, but they declined after she threatened to involve an attorney.

Supervisor Clawson stated that since then, the situation had continued to escalate, including the addition of a camera that was installed that faced toward her backyard and lanai. She stated there had also been signs installed facing her property, landscaping that had continued to grow into areas that were supposed to be maintained, and repeated Facebook posts about her that she stated she could not even see because she was blocked. Supervisor Clawson continued, stating that more than a year ago, two security lights were also installed that illuminated her backyard and lanai, that come on at dusk and remain on throughout the night until daylight. She claimed that living with that constant lighting and surveillance directed toward her property had made her feel as though her privacy was being continually invaded.

Supervisor Clawson stated that she wanted to address the allegation that she was trespassing on Ms. Langston's property. She claimed that the photograph being circulated allegedly shows her on Ms. Langston's property, noting that it was not accurate. She stated that anyone who lives around a pond knows that the property line does not extend all the way to the water, meaning where she was standing was District property.

Supervisor Clawson stated that she had spoken with the Pasco County Sheriff's Office about the trespassing allegation and was advised that she was not trespassing. She was on District property checking the pond and the pond banks. Ponds 9 and 10 had been discussed during the previous two meetings because of ongoing issues that GHS was working on, and the condition of the ponds was expected to be discussed at the upcoming meeting. She stated she was there to assess the condition of the pond and its banks. Supervisor Clawson stated that while she was there, Ms. Langston came outside, yelled at her, and began taking photographs of her. In response, she stated that she turned around and took a photograph of her. Shad added that that was the context that was missing from the photograph and the allegation that she was trespassing.

Supervisor Clason stated that she wanted to address the accusation that she was looking or “peeking” through Ms. Langston’s bushes. Ahe explained that on Memorial Day last year, she and her husband were in their pool when they noticed their dogs running around outside their property. She stated that the month before, their dog Fin had been off leash in the easement and had bitten Supervisor Smith while he was walking on the sidewalk. Supervisor Clawson stated that she was advised to report any further incidents of the dogs being off leash outside their property. On Memorial Day, the dogs left their yard and were down near the pond. She stated she photographed them and reported the incident to Animal Control and the HOA.

Supervisor Clawson stated that there had been repeated occasions when the dogs were running off leash in the easement while the owners threw balls for them. She added that Bella, who is 12 years old with hip dysplasia, was also involved in this activity. Fin would often charge towards our lanai when we were outside and have to be called back by the owners. Supervisor Clawson stated that when Animal Control arrived after her report, Ms. Langston showed them a tether that she said prevented the dogs from leaving her yard and claimed that her photographs were from a previous incident. She stated that the circumstances surrounding the photographs are important.

Supervisor Clawson stated that she wanted to clarify what happened with the fence and the District property. She explained that the Langston fence was installed on CDD property. Ms. Langston had stated that she did not know what was happening with the property line, but part of the fence had already been removed before the survey was conducted. Supervisor Clawson stated that the survey was not something she personally arranged or ordered, claiming that the issue had been discussed by the HOA in emails several months before it eventually came before the CDD as a motion and vote. She advised that she had not been on the HOA board for several years. Supervisor Clawson stated that the CDD ultimately approved the survey unanimously, adding that the survey showed that the Langston fence was still encroaching onto CDD property by approximately half a fence panel. The Board directed that the encroaching portion of the fence and landscaping be removed.

Supervisor Clawson stated that the Cook property became involved because their fence was also found to be encroaching and she had previously believed the Cook fence was properly located. She continued, adding that it wasn't until the evening before the meeting, when she and Mr. Cook were outside and he asked her to look at the survey stake near the street, that she realized his fence was also encroaching on CDD property. She stated that his fence had not been installed in a straight line, noting that Mr. Cook had asked her whether he would have to move it, and she told him that decision would be up to the Board.

Supervisor Clawson stated that the Board ultimately decided that both fences needed to be treated the same because both were encroaching on District property and the fence company moved both fences and did not charge either the Langston’s or the Cook’s for the work. She added that during the survey, there was also an allegation that the survey crew was looking into Ms. Langston's windows. The Pasco County Sheriff's Office was contacted. The Sheriff's Office determined that the survey crew was conducting legitimate survey work and instructed them to continue. She also noted that there had also been ethics complaints filed against her. Ms. Langston filed three complaints with the Florida Commission on Ethics, Supervisor Thompson filed two, and the Cook’s filed one. Those complaints were not substantiated.

Supervisor Clawson stated that she wanted to address the issue of vendors and her personal use of vendors, noting that the CDD does not have a policy that prohibits supervisors from using or purchasing services from District vendors. There are numerous situations in which Board members or residents may use companies that also provide services to the District. She gave an example, explaining that questions could be raised about Board members taking tennis lessons from a vendor, bringing forward a swimming vendor for District contract, or using contractors who provide services such as air conditioning, painting, electrical work, fencing, or other services to the District. Supervisor Clawson discussed a discounted pressure-washing service offered through the community management company, stating that she did purchase and personally pay for services from RedTree, adding that she was looking for a solution because her regular monthly service was not addressing a problem she was having with my grass.

Supervisor Clawson stated that she had maintained her own property for ten years since building her home. She added that her husband mows the lawn and she line trims, maintains her own bushes, and does her own pressure washing. She claimed the Board members know this because they have seen them do it. Supervisor Clawson added that when her grass began dying, she contacted the monthly spraying service because she was concerned she would have to resod her yard. She added that, unfortunately, the service they were providing did not change, and she was trying to find another solution, noting that several other people along the street have recently had to resod their lawns despite having the same monthly spraying service.

Supervisor Clawson stated that she wanted to talk about her service to this community, because that is something that is important to her. She continued, stating that she had been serving this community for nine years and for approximately five years had organized Spirit Committee events, including many children's events, holiday events, community picnics, movie nights, food trucks, and other activities that brought the community together. She noted she was elected HOA president with the highest number of votes the association had received at that time and began attending CDD meetings several years before she was elected to the Board, and has since been elected to her seat twice, unopposed.

Supervisor Clawson continued, stating that she comes to every meeting prepared, keeping a notebook with follow-up items from meeting to meeting so that she can continue working on issues that have not yet been resolved. She stated that over the past year and this year, she had identified invoices where Red Tree had double-billed the District and requested that the District receive a refund, identified that Cooper Pools was continuing to charge the District for cleaning both pools while the main pool was closed for resurfacing and requested a credit, had been following up for nearly a year on the free Duke Energy lighting upgrade that will replace the street-light top fixtures and lights with LEDs and ultimately reduce our electric cost, and, almost two years ago, she had also brought forward concerns about our high irrigation bills and continued following up on that issue. Supervisor Clawson claimed that Supervisor Smith had joined her in working to determine the cause of the problem, stating that those were just a few examples of the work she had done on behalf of this community. She stated that as Chair, there were very few days when she was not answering an email, returning a phone call, following up on an issue, or working on something for the community. Supervisor Clawson added that she has a demanding full-time job and is a wife and a mother. She noted that the time she spends serving this community is time that she could otherwise be spending with her own family.

Supervisor Clawson stated that she made that sacrifice because she cares about this community and believes in doing the work. She stated she was not asking anyone to simply take her word over someone else's, but was asking that before conclusions are drawn, people consider the entire history, the facts, the decisions made by the Board, and the documentation available, noting there is much more to these situations than a photograph, a Facebook post, or one person's version of events. She added that she had spent nine years serving this community and will continue to do her best to act in the best interest of the community. She ended her statement with a thank you for listening.

Supervisor Thompson thanked Chairman Pellan, stating that it had been an honor and privilege to serve on the Board and advising that he believed many residents could learn about the community by serving them. Supervisor Thompson asked if the Board members were aware that during the September 2006 Board meeting, over \$15,000 was approved for funding shade trees for the basketball area, while the playground areas, slides, large climbing rock, and picnic hill did not have any shade trees. He asked if the Board members were aware that while a financial audit is conducted to help ensure the CDD's financial records are fair and accurately compliant with owning standards, no public record client audit was conducted to assess whether season requests are handled by disadvantaged companies fairly accurately in accordance with Statute Chapter 119 public records. Supervisor Thompson stated that reasons the public records should be broad are because in instances where the resident produces expense, or issues with the light, they request public records. He continued, listing a man from a previous meeting who was in the public record. Supervisor Thompson claimed that on August 31, information provided by District Counsel confirmed that the public records he received from the District Manager had public record fulfillment issues. He stated that he had a matter of District compliance and risk management that needed to be discussed on the record. Supervisor Thompsons claimed that he discovered that the District meeting forums were declared inactive starting on September 25, 2026. He referenced SunBiz.org. Supervisor Twomey asked if

he had brought this up last month. Supervisor Thompson stated that he had not. Ms. Thibault confirmed that Supervisor Thompson had addressed the public records. Supervisor Thompson continued, stating that during the 54 days, the District Manager was actively sending official emails and conducting business with himself and potentially others. He stated that he had formally requested that the District Manager inform District Counsel of this corporate lapse so its legal impact on their ongoing operation could be valued. He stated that he had asked twice and attached a 925-26 inactive report to his email, noting that he had not received any notification that the District Manager had sent the inactive site to District Counsel. He stated that District Counsel needed a heads up to ensure the CDD is protected, noting that as public officials, the Board has a fiduciary duty to ensure all actions taken by contracted staff are legally authorized.

Supervisor Thompson asked District Counsel if they were prepared to advise the Board on this meeting at this time. Ms. Thibault confirmed that Counsel was aware of the situation. Ms. Sandy advised that Ms. Thibault had updated her on the SunBiz.org website and filing. Chairman Pellan stated that they had discussed putting a shade structure around the playground in the past, noting that it is quite costly. He noted it was a good suggestion that did not have to be brought up as a point of conflict, speaking of Supervisor Thompson's delivery. Supervisor Thompson stated that asking "are you aware" was a polite way of asking.

Ms. Thibault confirmed that the exhibit that addressed the resident and tennis court incident would be brought to the top of the agenda to be addressed. She reported the incident that had occurred on the tennis court regarding the approach some residents took. Ms. Thibault opened the floor to comments from the Supervisors. The Board confirmed that the address that was listed on the agenda was not the address of the resident involved. The resident involved in the incident reported on his view of the issue. Supervisor Twomey addressed the issue, suggesting that the residents document any evidence of Mr. Chow violating the contract. The residents asked if the hours of the contract could be changed as the time changes. Ms. Thibault and the Board instructed the residents to email them if they have evidence of the contract violations.

IV. Professional Vendor Presentations

A. District Engineer – Stantec

1. Presentation of the Pool Resurfacing Project Scope of Services

Mr. Woodcock presented the scope of services, noting that he had run it past Pool Works, who had expressed a positive opinion about it. He suggested a ranking criterion to determine the bidder they would go with. Mr. Woodcock stated the bids would be in December. He confirmed Ms. Sandy would compile the informal RFP.

2. Presentation of Plat Showing Easements

The Board discussed the exhibit, discussing the point of access with Red Tree. They asked why this had come up, noting that the resident was not issuing complaints. The Board discussed the HOA property rights, noting that the HOA cannot approve a third party and should add/adjust the language of the application.

3. Consideration of ADS Pool Ramp handrail Stabilization proposal - \$1,150

Mr. Woodcock presented the proposal, noting that they were looking to place grout by the ramp to keep it from moving.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the ADS Pool Ramp Handrail Stabilization Proposal for \$1,150 for the Long Lake Ranch Community Development District.

4. Discussion of Underdrain Installation – 1826 Oak Hammock Court

Mr. Woodcock began the discussion, advising that the resident did apply for a permit with SWFWMD, though they had an issue with the permits in the CDD's name, meaning the District would have to be a co-applicant or sign off on allowing the resident to acquire the permit. Mr. Woodcock expressed concerns about the pipes in the easements. He

clarified that SWFWMD was not denying the permit. Ms. Sandy explained the purpose of the encroachment agreement, emphasizing the importance of the Board's responsibility to the District's drainage pipe and permit. The Board discussed the property, asking Mr. Woodcock to take a look at the drain in person. Supervisor Pellán suggested signing off on the permit and taking it from there. The Board discussed their authority and potential next moves. Ms. Sandy advised the Board that they would need to have similar evaluation of similar issues that might arise. The resident discussed the issue they had been having with the water and drainage easement. The Board discussed HOA and CDD Responsibility and authority.

On a MOTION by Chairman Pellán, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR WITH SUPERVISOR SMITH ABSTAINING, the Board Agreed to Proceed with the Encroachment Agreement with the Resident so that the Board can Sign off on the Permit for the Long Lake Ranch Community Development District.

The Board discussed reaching out to the resident.

B. GHS Environmental Aquatic Maintenance Service Report

1. Aquatic Maintenance Log

Mr. Burnite presented the maintenance log.

C. Red Tree Landscape

1. Landscape Maintenance Report

Mr. Lucadano presented the report, noting they had replaced some of the plant material.

2. Irrigation Report

Mr. Bartlett reported on an issue with the controller across the street, noting that they might be having lighting issues. He confirmed they would be looking into it tomorrow morning.

3. Field Maintenance Report

Red Tree commented on Roseate Drive noting that sometimes it is too wet in the area to access. The resident expressed his concerns. The Board discussed the next steps. Ms. Thibault detailed the next steps, noting that security issue of having mowers on the pond banks in the rain or immediately after the rain.

Supervisor Clawson asked questions about the public service report, noting areas that needed to be looked at. She stated that Roseate was not a part of the CDD's property.

Ms. Thibault explained that the Sheriff's office had reached out to Pasco and found that though the property belonged to Pasco, there was a maintenance agreement with the CDD to maintain that property. Ms. Sandy confirmed that the agreement had been terminated.

4. Consideration of Natural Solutions LLC Mulch Estimate - \$38,500 (does not include pine straw for medians)

Ms. Thibault presented the proposal.

5. Consideration of Red Tree Mulch Proposal - \$54,000 for 900 CY (includes pine straw for means)

Ms. Thibault presented the proposal. Chairman Pellán advised that he did not want to place more mulch down until the old mulch has been removed. The Board discussed how often they replace the mulch, the budget, and the

On a MOTION by Chairman Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the Red Tree Mulch Proposal for \$54,000 for 900 CY Including the Removal and Raking Out of the Old Mulch for the Long Lake Ranch Community Development District.

Chairman Pellan asked about proposals for the trees around the basketball court, noting they had voted on Sweet Gum and expressing his concerns over them. Red Tree confirmed they would look for alternate tree proposals.

Mr. Lucadano thanked Supervisor Smith, noting that when the whole issue of the “gift” came to light, Supervisor Smith had emailed him right away, offering to hear the explanation. Mr. Lucadano agreed that it is sad and unfortunate when good reputations are sullied, noting that he had worked with the Board for a long time and that Red Tree had worked in the community for 40 years without the hint of a scandal and never had an issue or problems with other communities or been sued by a customer. He stated that he did not need an investigation of compulsion to tell anyone what had happened. Mr. Lucadano confirmed that they work for Board Members in other communities, as there is no policy or law against it. He stated that Supervisor Clawson did not call him for work, she called for advice, having brought up a relevant horticulture issue during this time of the year while they were discussing something about the District. Mr. Lucadano advised that the University of Florida Cooperative Extension had noted that this year was the worst year for a certain plant because they had developed a resistance to the chemicals that had been used on it previously. He advised that he had recommended a product to her to resolve the problem at a reasonable price. Mr. Lucadano explained that they have given gifts in the past during the Christmas Program and the Christmas Parade, gifts of their time, of donated refreshments, and donations for the community. Mr. Lucadano stated that they ran a tight ship, with his wife running the service desk, and one of their employees, Devin, answering their phones. He reported that Ms. Langston came across as very aggressive. He reported that he had told his wife to tell her their schedule was full, noting that they can decide who they want to work for and their services are available to other residents. Mr. Lucadano recanted an incident from the last meeting, reporting that Ms. Langston had shoved her phone in his face and questioned him about a potential team member. He reported that he had realized that Ms. Langston had seen them while they worked on Supervisor Clawson’s house. He apologized for causing any problems, noting that the builder, Betty Valente had warned him about working in a large community.

D. District Counsel

1. Presentation of Redline Version of Court Projects Proposal

Ms. Sandy presented the redline version of the court projects proposal, discussing the insurance. The Board directed Ms. Sandy to revise the document based on Board discussion.

2. Consideration for Ratification – G.B. Collins Engineering Proposal for Construction Services for Long Lake Ranch Swimming Pool - \$5,000

Ms. Sandy presented proposal for ratification to the Board.

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.

Supervisor Smith left the meeting at 9:00 PM.

3. Presentation of Memorandum Regarding Form Encroachment Agreement

Ms. Sandy presented the memorandum. Chairman Pellan commented on the Oak Hammock Property.

V. Business Items

VI. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

Mr. York and Ms. Thibault reported on the towing signs that were put up at the Foxtail Pool, noting that a separate sign would be needed for varying hours. Ms. Thibault explained an incident involving a resident who may have had their car stolen. She confirmed she was working on getting the signs. The Board discussed sandblasting and painting the tennis pavilion. Mr. York reported they were working on pressure washing, and he would check the signs.

B. Presentation and Discussion of Chair & Umbrella Audit

Mr. York presented the chair and umbrella audit. The Board discussed the lounge chairs, noting the problem was the fabric.

VII. Financial & Administrative Matters

A. Consideration for Acceptance of August 2026 Unaudited Financial Statements

- Ms. Thibault presented the statements.

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

A. Presentation of Check Details for September 2026

- Ms. Thibault presented the check details. The Board noted an account to check.

B. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 3, 2026

On a MOTION by Supervisor Clawson, SECONDED by Chairman Pellan, 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. Consideration for Ratification:

1. CodeBlackIT – Domain Transfer and Setup Labor - \$396.00

Ms. Thibault presented the item for ratification.

On a MOTION by Chairman Pellan SECONDED by Supervisor Clawson, WITH ALL IN FAVOR, the Board Ratified the CodeBlackIT Proposal for \$396.00 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

Supervisor Clawson noted the audience chairs are uncomfortable. She suggested they look into proposals for new chairs without fabric.

Supervisor Thompson suggested installing shade trees on the playground area, and requested that the public records audit be put on the Board agenda.

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 Chairman Pellán, 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 17

[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 basket 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 18

[RETURN TO AGENDA](#)

Invoice

Invoice date
Due date
Amount due

#2946

October 21, 2026
November 21, 2026
\$1,513.50



Bill to

Long Lake Ranch CDD
255 Primera Boulevard, Suite 160
Lake Mary, FL 32746
(407) 574-3250

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com

\$1,513.50 due November 21, 2026

[Pay online](#)

Location: 19037 Long Lake Ranch Blvd, Lutz

Item	Description	Qty	Rate	Amount
Stenner Pump 45M5 Series Single Head Pump	Stenner 45M5 Series Single Head Pump Includes Installation	2	\$756.75	\$1,513.50

Subtotal	\$1,513.50
Tax	\$0.00
Total	\$1,513.50

Amount due **\$1,513.50**

EXHIBIT 19

[RETURN TO AGENDA](#)

RESOLUTION 2027- 01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to designate certain Officers of the District.

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

SECTION 1. The following persons were appointed to the offices shown:

Chairperson	<u>William Pellan</u>
Vice Chairperson	<u>George Smith, Jr/</u>
Secretary	<u>Patricia Thibault</u>
Assistant Secretary	<u>Heidi Clawson</u>
Assistant Secretary	<u>John Twomey</u>
Assistant Secretary	<u>Darrell Thompson</u>
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	<u>Patricia Thibault</u>
Assistant Treasurer	<u>Austin Comings</u>

SECTION 2. This Resolution supersedes any prior appointments made by the Board. This Resolution become effective October 1, 2026

PASSED AND ADOPTED this 5th day of November, 2026

ATTEST:

**LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

