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@havenmgtsol.com

I. Call to Order/ Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Supervisor Comments

IV. Professional Vendor Presentations

A. **District Engineer – Stantec**

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. Amenity Incident Involving William Kuhns

1. Request for Delayed Amenity Suspension Hearing from Andrea Kahn EXHIBIT 14
2. Consideration of Suspension of Amenity Privileges EXHIBIT 15

D. Discussion of Peter Chow – Tennis – 18922 Muhly Grass

VII. Financial & Administrative Matters

A. Consideration for Acceptance – September 2026 Unaudited Financial Statements EXHIBIT 16

B. Presentation of Check Details for September 2026 EXHIBIT 17

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 1, 2026 EXHIBIT 18

D. Presentation of Approval Listing – FY 2026 EXHIBIT 19

E. Consideration for Ratification:

1. Cooper Pools Inc Stenner Pump - $1,513.50 EXHIBIT 20
2. Consideration for Ratification Resolution 2027-01 Officer Designation EXHIBIT 21

VIII. Staff Reports

A. District Manager

1. Presentation of the Objective and Scope of the Financial Statements Audit EXHIBIT 22

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

RETURN TO AGENDA

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

RETURN TO AGENDA

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

LONG LAKE RANCH CDD

LANDSCAPE MAINTENANCE REPORT
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

RETURN TO AGENDA

redtree Landscape Systems

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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



redtree Landscape Systems

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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



redtree Landscape Systems

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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

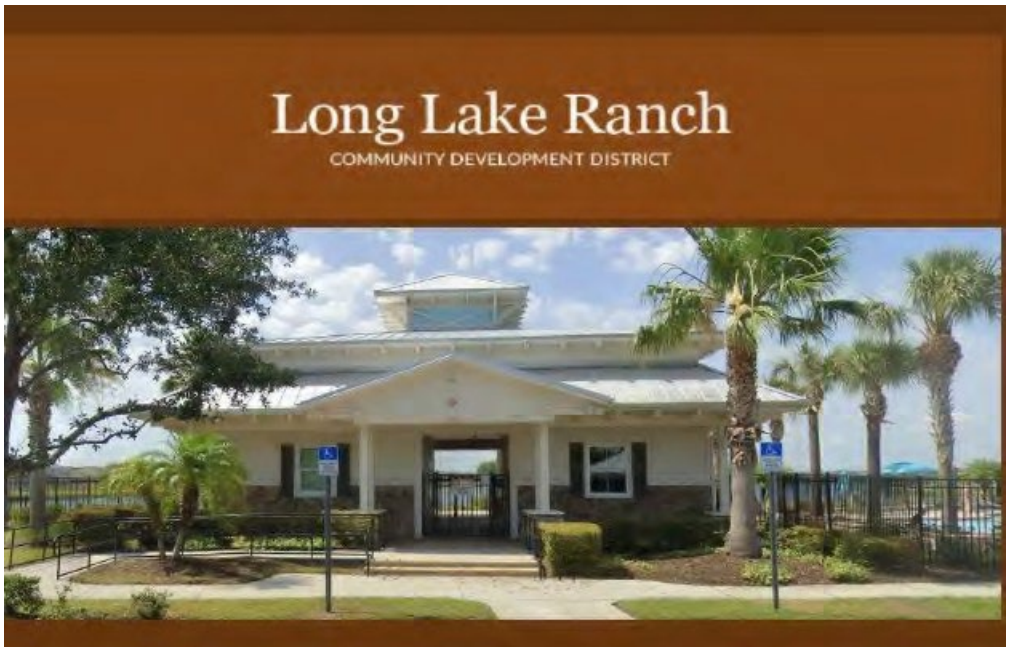
Water Days as of Oct 02, 2026	
Program A	Fri
Program B	Mon , Wed
Program C	
Program D	

	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

RETURN TO AGENDA



Monthly Field Report

North Entry

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





Monuments LLR CDD

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










Cordgrass


Silvergrass


Long Lake Ranch


Long Lake Ranch


Peppergrass
moto g stylus - 2025


Peppergrass
moto g stylus - 2025


moto g stylus - 2025

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?





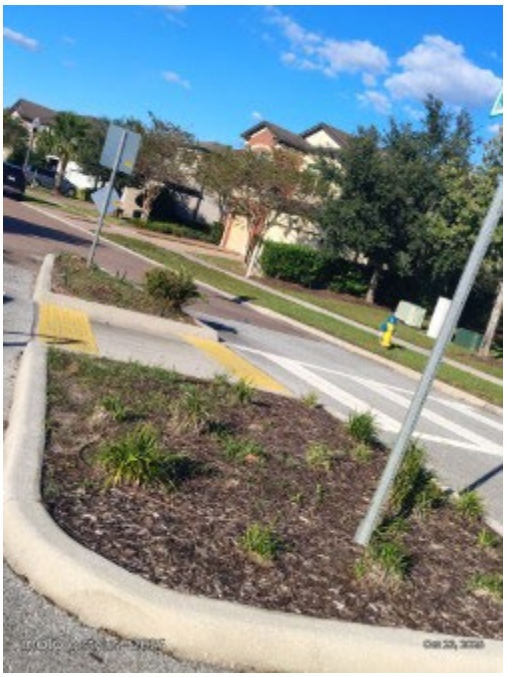


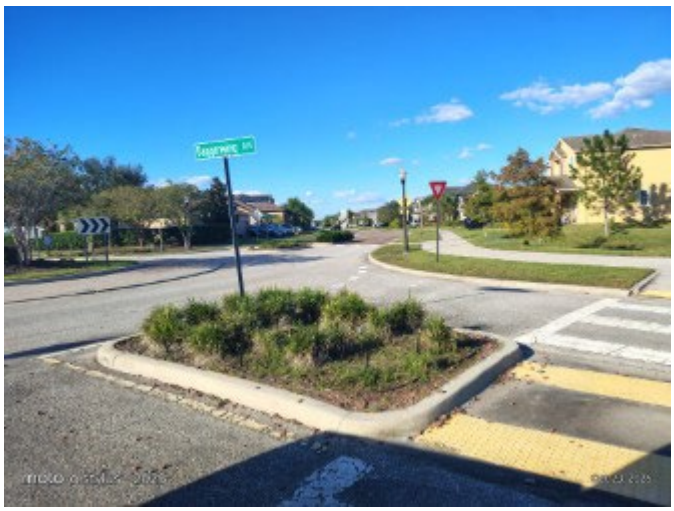


CDD Islands

- 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

RETURN TO AGENDA

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

Prepared by Haven Management Solutions LLC for use by the Long Lake Ranch CDD Board of Supervisors 10.24.2026

EXHIBIT 8

RETURN TO AGENDA

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

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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Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

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

RETURN TO AGENDA

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Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

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@redtreelandscape.systems / Cell phone: (727) 200-1714

EXHIBIT 10

RETURN TO AGENDA

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

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

TREE REMOVAL AND INSTALLATION PROPOSAL

FOR

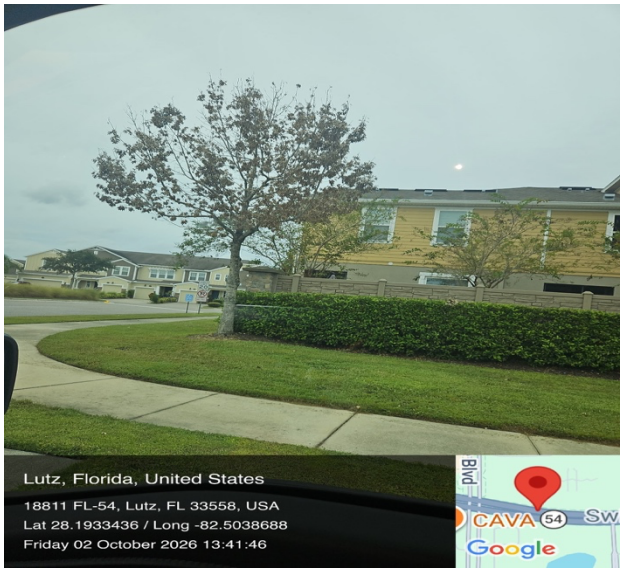
LONG LAKE RANCH CDD

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
jburkett@redtreelandscape.systems / Cell phone: (727) 267-2059

EXHIBIT 11

RETURN TO AGENDA

redtree
Landscape Systems

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

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

LANDSCAPE ENHANCEMENT PROPOSAL

FOR

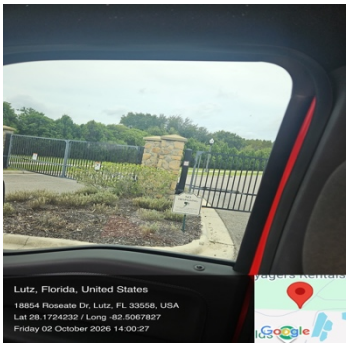
LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

October 6, 2026

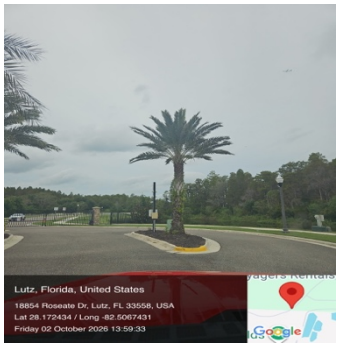
Scope of Work:

- 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 Variegate 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
jburkett@redtreelandscape.systems / 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
2	1	06.16.2026	Tow contract	Amenity Manager	07.02.2026	Need to obtain new tow vendor based on incorrect towing of vehicles on 06.16. will present in the July agenda. 06-24 Update: Bill : 813 Tow Contract is on the agenda for consideration. ade several calls to Americas finest Carrier and there mailbox was full on all attempts. 07.02.2026 Board voted to terminate current tow company and contract with 813. Prior tow company received the letter of termination. Contract isbering reviewed for 813 Towing. Sent 3 emails to 813 Towing . They contacted me on 07.30 and we are advancig to execution . 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 Stautorily 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
3	2	03.05.2026	Foxtail Drainage	Amenity Manager	ON HOLD	Steve and I are repairing drainage at Foxtail. The drain strip has serious high spots at the joints, creating real "toe getters." I am attaching corrugated pipe to the ends of the 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
4	3	03.05.2026	Painting	Amenity Manager	04.05.2026	Chairwoman Clawson requested that painting the mail pieces in Primrose and Foxtail, if they need it, and painting the parking lot lines be added to the task list. 4.2.26 Update: 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 guarntee 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
5	4	03.05.2026	Pressure Washing	Amenity Manager	04.05.2026	We just received a new pressure washer line jet attachment from Amazon. I will jet any drains I can find around the main pool because I beleive that the deck drainage is causing the deluge of stormwater that cascades down the handicap ramp, resulting in the washout under the sidewalk between the ramp and the fishing dock. The engineer is aware of this. Prioritizing this over the sidewalk drain would be justified due to the cracking we are experiencing at the top, middle, and bottom of the ramp/stair area. 05-28 Bill: I have not used the pressure washer yet. I did pre-start checks and found gasoline in the oil tank. Joe and I agreed that it needed to go to the shop. The pressure washer motor has been fixed. The pump on the motor looks to be brand new. I pulled the pump off the motor and found it installed incorrectly. It should be up and running tomorrow if the pump works correctly. 06-24 Update: Bill: The pressure washer came back from the shop, and I have been getting things washed. One area at a time. I have washed the main pavilion, the clubhouse mailboxes, the Foxtail pool building, and the Foxtail pavilion, With things getting pressure washed, paint touch-ups are needed. We've started at the pavilion. We are planning to pressure wash the Tennis pavilion very soon. We will completely repaint the Tennis pavilion. It needs it. The shed and the mailbox concrete will be after the tennis pavilion . Part time amenity maintenance has been out on leave. Paintng will resume after his return 07.30. Amenity team is waitng for heat advisory conditions to lower.. The tennis pavillion has been cleaned and will be painted before the meting 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
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 theinformation to file for a request . Bill called and we were unable to obtain the report. We will continue to attempt to retrieve report
7	6	05.07.2026	Signs	Amenity Manager	3.5.26	Signs needed; no trespassing, damage signs, no motoroized vehicles, no fishing signs. Board requested an ipdated list of no keep, leep and new additionas. Bill is working in 02.19- Bill is compilinglist . 05-28 update: We gave the list of signs to the supervisors. That was the list for supervisors to select which signs they wanted. I will compile the list again for the meeting. Nded signage for catch and release and do not stand on grates. Amenity Manager to provie proposals one quadrant at a time 06-24 Update: Bill: One of the two estimates is in. I will forward them when I receive the other. The sigange proposal with Architectural Signs was approved and the amenity team is advancing. Final Signnage 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
8	7	03.15.2025	Insurance & Car Hit on Sunlake	Amenity Manager	12.04.2025	A copy of the report was made as a public records request to the Sheriff Department. The refernce number is R022971-102125. Still outstanding. 4.2.26 Update: need to get law enforcement update from Bill. Amenity manager is still researching
9	8	08.06.2026	Monument Track Lights	Amenity Manager	09.03.2026	Will was contacted several times. He responded on 08.24 and was on site. Bill replaced GFI. However, Foxtail is now out and Bill has contacted Will again as he believes that it is an issued wth 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
10	9	10.01.2026	Need to get the tennis pavillion painted	Amenity Manager	11.04.2026	This is on shcedule to be completed before meeting time
11	10	12.4.2025	Peter Chow/ Candyman deposits	Amenity Manager/District Manager	Ongoing	Check with them on making deposits. 06-24 Update: Bill: I usually get the check from Chow the Monday before the meeting, and I will mention it to Cedric when I see him. Ongoing
12	11	06.04.2026	Pool Sealing	Cooper Pools	09.01.2026	Resurface the main pool . Cooper pools assigned the NOC to Haven . After multiple communications Haven Field filed the NOC after 3.5 hours working with the County. Haven 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 Reports are being sent to the Supervisors and pool reopening should be within the next 2 weeks
13	12	01.05.2026	Approval Listing	District Manager	Ongoing	Presentation of Approval Listing FY 2026
14	13	2.5.26	Street Light conversion	District Manager	04.05.2026	Sent 3 emails and called Gregory Seel at 352-459-9676. He will be sending "estimates" but advises project is about 6 - 9 months out. Followed up via email for an 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
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
17	16	1.5.26	Passwords	Kutak	2.5.26	Send email to Anchor Stone regarding the passwords, Sara checking on this . Team needs to get with IT individual to respond to questions. Should have in place on 06.22.2026. 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 fron Anchor Stone that all has been completed
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	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	Edging and weeding to be performed on each visit	Red Tree Landscape	09.06.2026	Red Tree Pete Lucadano has advised that edging and weeding should happen on each visit
21	20	2.5.26	Trees on Sunlake Median	Red Tree Landscape	04.02.2026	The trees on the median need to be lifted. In progress with each property visit, soon to be completed 4.2.26 Update: This needs to be addressed. Included in the field report
22	21	4.2.26	Plant Material Assesment	Red Tree Landscape	June	Evaluate for plant material that was hurt by the freeze.
23	22	10.01.2026	Foxtail North Entry	Red Tree Landscape	11.04.2026	Need a proposal for the tree
24	23	10.01.2026	Wires exposed at the amenity center	Red Tree Landscape	11.04.2026	Matt to advise on the exopsed wires at the amenity
25	24	10.01.2026	Primrose and Primroe Estates Islands	Red Tree Landscape	11.04.2026	Islands are needing a proposal for enhancement

	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 baskeball 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 reqeusted 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

From: Andrea Kahn <andrea.kahn@gmail.com>
Sent: Friday, October 30, 2026 2:08 PM
To: Patricia Thibault <Patricia@havenmgtsol.com>
Cc: bpellan@gmail.com <bpellan@gmail.com>
Subject: Re: Suspension of Amenity Privileges

Dear Ms. Thibault,

I write in reference to the letter you emailed my husband, William Kuhns, dated October 15, 2026. Because there is a pending legal charge related to the same allegations discussed in your letter, he will not be attending the meeting on November 5 or discussing the matter.

I respectfully request that the CDD Board of Supervisors postpone discussion of this matter until the charge is resolved and my husband can speak about it freely.

If the CDD Board agrees to postpone this discussion until the pending charge is resolved, Will would accept a suspension of his use of the District's Community Facilities until that time.

Please confirm that my and my children's privileges to use Community Facilities remain in effect.

Thank you for your attention to this matter.

Sincerely,
Andrea Kahn

EXHIBIT 15

RETURN TO AGENDA

Long Lake Ranch Community Development District

HAVEN MANAGEMENT SOLUTIONS
255 Primera Blvd, Suite 160
Lake Mary, FL 32746
Phone: 407-966-7629

October 15, 2026

Via Email and Federal Express

Anna & Jaroslaw Zysk
10301 Pontofino Cir.
Trinity, FL 34655-7059

William Kuhns
18882 Deer Tracks Loop
Lutz, FL 33558

Re: *Violation of Long Lake Ranch Community Development District Amenity Facilities Rules – Suspension of Amenity Privileges*

Dear Mr. & Mrs. Zysk and Mr. Kuhns :

On behalf of the Board of Supervisors (the "**Board**") of the Long Lake Ranch Community Development District (the "**District**"), I am writing to provide written confirmation of the suspension or termination of your use of the District's Community Facilities.[1]

On October 14, 2026 , staff was advised that Mr. Kuhns , while in the CDD amenity park area struck a child on a bike. The District is in possession of the video which depicts the incident, Your actions are in violation of the adopted District's *Recreational Facilities and Parking Rules & Regulations,* dated February 5, 2026, as may be further amended and supplemented from time to time (hereinafter, the "**Amenity Rules**"), specifically the Section regarding Code of Conduct.

Improper conduct, obscenities, verbal, or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family and Guests.

Please be advised that the Board will suspend amenity privileges until the next meeting of the Board of Supervisors where the matter will be further discussed. We invite you to the next meeting which will be held on November 5, 2026 at 6 pm. At this time, the Board will further discuss the length of suspension.

Should you have any questions regarding any of the foregoing, please do not hesitate to contact me at please contact me at the District Manager's office, Haven Management Solutions, 255 Primera, Ste. 160, Lake Mary, Florida, 407-966-7629 or patricia@havenmgtsol.com.

Sincerely,

Patricia Thibault

Patricia Thibault
District Manager

cc: Bill Pellan, Chairman, Board of Supervisors (via e-mail)
Sarah Sandy, District Counsel (via e-mail)

[1] All capitalized terms used but otherwise defined herein shall have the meanings subscribed to them in the Amenity Rules. A copy of the Amenity Rules can be found on the District's website: www.longlakeranchcdd.org

EXHIBIT 16

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
Assets:							
Operating Account-SS	$ 139,306	$ -	$ -	$ -	$ -	$ -	$ 139,306
Money Market Account- SS	1,550,391	1,874,199	-	-	-	-	3,424,590
Debit Card - SS	879	-	-	-	-	-	879
Small Checking - SS	500						500
Petty Cash	-		-	-	-	-	-
Trust Accounts							
Revenue Fund	-	-	-	145,034	94,697	6,754	246,485
Reserve Fund	-	-	-	117,969	89,195	67,493	274,657
Cost of Issuance			-		241	429	670
Prepayment Fund	-	-	-	-	-	-	-
Accounts Receivable	1,171	-	-	-	-	-	1,171
Assessments Receivable-On Roll	5,657	-	-	859	700	1,158	8,375
Excess Fees - Receivable	-	-	-	-	-	-	-
Due from Other Funds	-	-	-	6,838	5,574	9,213	21,625
Prepaid Expenses	37,114	-	-	-	-	-	37,114
Deposits	33,490	-	-	-	-	-	33,490
TOTAL ASSETS	1,768,506	1,874,199	-	270,701	190,407	85,047	4,188,860
Liabilities:							
Accounts Payable	46,892	-	-	-	-	-	46,892
Sales Tax	-	-	-	-	-	-	-
Accrued Expenses	-	-	-	-	-	-	-
Deffered Revenue-On Roll	5,657	-	-	859	700	1,158	8,375
Due to Other Funds	21,625	-	-	-	-	-	21,625
TOTAL LIABILITIES	74,174	-	-	859	700	1,158	76,892
							-
Fund Balance							-
Non-Spendable	70,603	-	-	-	-	-	70,603
Assigned: Capital Reserves	287,256	1,874,199	-				2,161,455
Assigned:2-Month Operating Capital	210,242	-	-		-	-	210,242
Restricted for Debt Service	-	-	-	269,841	189,706	83,889	543,437
Unassigned	1,126,229	-	-	-	-	-	1,126,229
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**													-			0%
8	Tennis	500	500	-	1,000	500	500		500	1,000		1,570		6,070	6,000	70	101%
9	Room Rentals	-	-	-	-									-	-	-	0%
10	Gate Access Cards	-	-	-	-									-	-	-	0%
11	Miscellaneous Revenue	250	-	13,411	-	(59)	75	(32)	50	1,524	2,554	(40)	(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				1,015	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 Libility & Property Insurance	32,118	-	-	-	-	-	-	-	-	-	-	-	32,118	34,313	(2,195)	94%
41	**TOTAL INSURANCE**	**32,118**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**32,118**	**34,313**	**(2,195)**	**94%**
42	**Utilities**																
43	Utilities-Electricity	-	5,097	4,460	5,093	4,115	4,115	3,871	3,370	3,188	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 Contigency	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	**Revenues:**			
2	Special Assessments-On Roll (NET)	$ -	$ -	$ -
3	Early Payment-Discount	-	-	-
4	Excess Fees	-	-	-
5	Interest & Miscellanous	-	-	-
6	**Total Revenues**	**-**	**-**	**-**
7	**Expenditures:**			
8	Capital Improvement Plans (Pool)	-	-	-
9	Contingency	-	59,585	59,585
10	**Total Expenditures**	**-**	**59,585**	**59,585**
11	**Excess Expenditures Over (Under) Revenues**	**-**	**(59,585)**	**(59,585)**
12	**Other Financing Sources & Uses**			
13	County Collection Costs	-	-	-
14	Transfers In from General Fund	350,000	350,000	-
15	Transfers Out	-	-	-
16	**Total Other Finances Sources & Uses**	**350,000**	**350,000**	**-**
17	**Net Change in Fund Balance**	**350,000**	**290,415**	**(59,585)**
18	**Fund Balance-Beginning**	1,583,784	1,583,784	-
19	**Fund Balance - Ending**	**$ 1,933,784**	**$ 1,874,199**	$ (59,585)
20	**Analysis of Fund Balance**			
21	Assigned: Future Capital Improvements	1,583,784	1,583,784	
23	**Fund Balance - Ending**	**1,583,784**	**1,583,784**	

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$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	**Revenues:**			
2	Special Asssessments- On Roll (NET)	$ 317,500	$ 252,810	$ (64,690)
3	Excess Fees	-	-	-
4	Interest Revenue	-	11,960	11,960
5	Bond Proceeds		2,979,766	
6	**Total Revenues**	**317,500**	**3,244,537**	**2,927,037**
7	**Expenditures:**			
8	Interest Expense:			
9	November 1, 2025	107,250	106,875	(375)
10	May 1, 2026	105,000	106,500	1,500
11	Principal Retirement:			
12	May 1, 2026	104,100	3,564,354	3,460,254
13	Principal Prepayment	-	10,000	10,000
14	Funds Transfer		73,442	
15	**Total Expenditures**	**316,350**	**3,861,172**	**3,471,379**
16	**Excess Expenditures Over (Under) Exp.**	**1,150**	**(616,635)**	**(617,785)**
17	**NET Change in Fund Balance**	**1,150**	**(616,635)**	**(617,785)**
18	**Fund Balance-Beginning**	561,986	561,986	-
19	**Fund Balance - Ending**	**$ 563,136**	**$ (54,649)**	**$ (617,785)**

Long Lake Ranch CDD
Debt Service -Series 2015
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through September 30, 2026

		FY 2026 Approved Budget	FY2026 Actual Actual Total Year-to-Date	Variance Over (Under) to Budget
1	**Revenues:**			
2	Special Asssessments- On Roll (NET)	$ 235,938	$ 235,041	$ (897)
3	Excess Fees	-	-	-
4	Interest Revenue	-	8,304	8,304
5	**Total Revenues**	**235,938**	**243,345**	**7,407**
6	**Expenditures:**			
7	Interest Expense:			
8	November 1, 2025	82,419	82,419	(0)
9	May 1, 2026	70,000	70,000	-
10	Principal Retirement:			
11	May 1, 2026	80,319	82,419	2,100
12	Principal Prepayment	-	-	-
13	**Total Expenditures**	**232,738**	**234,838**	**2,100**
14	**Excess Expenditures Over (Under) Exp.**	**3,200**	**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	**Revenues:**			
2	Special Asssessments- 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	**Expenditures:**			
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	**Revenues:**			
2	Special Asssessments- 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	**Expenditures:**			
9	Interest Expense:			
10	November 1, 2025	-	-	-
11	May 1, 2026	-	-	-
12	Principal Retirement:			
13	May 1, 2026	-	-	-
14	Principal Prepayment	-	-	-
15	COI Expense		166,380	166,380
16	**Total Expenditures**	**-**	**166,380**	**166,380**
17	**Excess Expenditures Over (Under) Exp.**	**-**	**85,688**	**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**

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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)
Adjusted Bank Balance	**139,306**
Beginning Balance	155,374
Receipts	101,692
Disbursements	(69,124)
Balance per Book	**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

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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 34-26-18-0020-00000-0P10		92.15	2,080,249.14
12/8/2025		5112	Mike Fasano. Pasco County Tax Collector	Parcel 34261800200000000P10 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	Surverying		150.00	300,897.84
2/23/2026		5169	RedTree Landscape Systems	tree removal		400.00	300,497.84
2/23/2026		5170	Turner Pest Control LLC	pest control		104.50	300,393.34
2/23/2026	022326ach		Pasco County Utilities Services Branch	0 COMMUNITY CENTER		977.97	299,415.37
2/24/2026		5171	Haven Management Solutions	Payrol Billing 2/8-2/21/26		4,668.75	294,746.62
2/25/2026		5172	US Bank	Series 2016 Trustee Fees		4,756.13	289,990.49
2/26/2026	022626ach		Coastal Waste & Recycling, Inc.	waste collection		120.24	289,870.25
2/28/2026					**26,250.70**	**59,902.93**	**289,870.25**
3/1/2026		5174	Haven Management Solutions	District Managemen Services - March		3,583.34	286,286.91
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

Long Lake Ranch CDD
Check Register
FY2026

Date	Check #		Payee	Memo	Deposit	Disbursement	Balance
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 17

RETURN TO AGENDA

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...	09/02/202€	5320	Haven Managem...	District Mgt-sept		3,583.34	184,358.86
Bill Pmt...	09/03/202€	09032...	Coastal Waste &...	Waste Collection		123.36	184,235.50
Bill Pmt...	09/03/202€	09032...	Duke Energy	Summary Bill		10,321.37	173,914.13
Bill Pmt...	09/07/202€	5321	Cooper Pools Inc	pool maint		1,600.00	172,314.13
Bill Pmt...	09/07/202€	5322	RedTree Landsc...	Landscape Maint		14,085.25	158,228.88
Bill Pmt...	09/08/202€	5323	RedTree Landsc...	08.25.26 irrigation repair		173.15	158,055.73
Bill Pmt...	09/08/202€	5324	RedTree Landsc...	06.08.26 Landscape Const		41.75	158,013.98
Bill Pmt...	09/08/202€	5326	RedTree Landsc...	06.12.26 Irrigation Rep		137.00	157,876.98
Bill Pmt...	09/08/202€	09082...	Frontier	Phone and Int		293.89	157,583.09
Bill Pmt...	09/08/202€	09082...	Frontier	Phone and Int		155.99	157,427.10
Bill Pmt...	09/09/202€	5327	Haven Managem...	Payroll Billing 8/24-9/6/26		5,643.75	151,783.35
Bill Pmt...	09/14/202€	5328	DCSI, Inc " Secu...	gate svc		915.50	150,867.85
Bill Pmt...	09/14/202€	5329	DCSI, Inc " Secu...	access control		145.00	150,722.85
Bill Pmt...	09/18/202€	5330	RedTree Landsc...	07.16.26 Irrigation Rep		696.00	150,026.85
Bill Pmt...	09/18/202€	09182...	Engage PEO	BOS mtg		757.10	149,269.75
Bill Pmt...	09/18/202€	94	William Pellan	BOS MTG		184.70	149,085.05
Bill Pmt...	09/18/202€	95	Darrell Thompson	BOS MTG		184.70	148,900.35
Bill Pmt...	09/21/202€	09212...	Pasco County Uti...	0 Community Center		190.50	148,709.85
Bill Pmt...	09/21/202€	09212...	Pasco County Uti...	18981 LONG LAKE RANCH		163.50	148,546.35
Bill Pmt...	09/24/202€	5332	GHS LLC	Aquatic Maintenance.		2,460.00	146,086.35
Bill Pmt...	09/28/202€	5335	Turner Pest Cont...	pest control		104.50	145,981.85
Bill Pmt...	09/29/202€	5333	Haven Managem...	Payroll Billing 9/7-9/20/26		4,968.75	141,013.10
Bill Pmt...	09/29/202€	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

Coastal
Waste & Recycling

www.coastalwasteinc.com

INVOICE

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

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

DATE	DESCRIPTION	REFERENCE	RATE	QTY.	AMOUNT
	(0001) **LONG LAKE RANCH CDD** **19037 LONG LAKE RANCH BLVD, LUTZ FL**				
	Serv #001 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

INVOICE TOTAL $123.36

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

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

AMOUNT REMITTED:

Accounts that are more than 30 days past due are subject to a late charge of 1.5% per month.The services identified in this invoice are governed by our Terms and Conditions, which are available at https://www.coastalwasteinc.com/terms-and-conditions.

0025756SW0169480000SW0002952330000000123367

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Summary Bill

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. Imgation

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.

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

Late payments are subject to a 1.0% late charge.

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

DUKE ENERGY.

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

Collective account number
9300 0001 2497

Amount of automatic draft

$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

8893000001249700066000001814500010459000001064045 6

We're here for you

Report an emergency	
Electric outage	duke-energy.com/outages 800.228.8485
Convenient ways to pay your bill	
Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee may apply)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location
Help managing your account (not applicable for all customers)	
Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus
General questions or concerns	
Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010
Call before you dig	
Call	800.432.4770 or 811
Check utility rates	
Check rates and charges	duke-energy.com/rates

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

Important to know

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

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

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

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

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

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

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

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

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

Billing details - continued

Account Information	Billing Details		Amounts
	Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		$0.80
		Total	**$30.80**
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915209 Bill Period: Jul 02 - Aug 03 Present Read: 3214 Previous Read: 3135 Billed Usage: 79 Billed kWh 79.000	Customer Charge 18.01 Energy Charge 7.59 Fuel Charge 3.05 Asset Securitization Charge 0.15 Minimum Bill Adjustment 1.20	$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	$0.80
		Total	**$30.80**
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465473 Bill Period: Jul 02 - Aug 03 Present Read: 118672 Previous Read: 118232 Billed Usage: 440 Billed kWh 440.000	Customer Charge 18.01 Energy Charge 42.28 Fuel Charge 16.98 Asset Securitization Charge 0.86	$78.13
		Regulatory Assessment Fee 0.07 Gross Receipts Tax 2.01	$2.08
		Total	**$80.21**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jul 02 - Aug 03 54W MITCH LED PT CLR 38 50 MTCH III 3K F 19 SV FLAGLER ACR 9500L 2,156	Customer Charge 1.93 Energy Charge 93.06 Fuel Charge 83.54 Asset Securitization Charge 1.20 50 MTCH III 3K F 21.44 54W MITCH LED PT CLR 33.96 SV FLAGLER ACR 9500L 700.48 50 MTCH III 3K F 2.04 54W MITCH LED PT CLR 4.08 SV FLAGLER ACR 9500L 126.28 16 DEC CNCRT W/DEC BS/ WSHNGTN 548.49	$1,616.50
		Regulatory Assessment Fee 1.41 Gross Receipts Tax 4.61	$6.02
		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) Bill Period: Jul 02 - Aug 03 49W TRADITIONAL LED 17 54W MITCH LED PT CLR 133 54W MITCH LED TOPHAT 38 50 MTCH III 3K F 114	Customer Charge 1.93 Energy Charge 194.70 Fuel Charge 174.78 Asset Securitization Charge 2.50 SV FLAGLER ACR 9500L 971.12 SV DRC27500 132.00 49W TRADITIONAL LED 6.95	$3,135.89

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	$12.33
			Gross Receipts Tax	9.60	
			Total		**$3,148.22**
910089550951 LONG LAKE RANCH COMM DEV DIS 18956 BEAUTYBERRY CT LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$30.00
	Meter Number:	8246383	Energy Charge	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			
	Billed kWh	26.000			
			Regulatory Assessment Fee	0.03	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089522353 LONG LAKE RANCH COMM DEV DIS 18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	$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			
	Billed Usage:	2090			
	Billed kWh	2090.000			
			Regulatory Assessment Fee	0.26	$8.05
			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	$1.62
			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	$30.00
	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	$0.80
			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	$30.00
	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	$0.80
			Gross Receipts Tax	0.77	
			Total		**$30.80**
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1)		Customer Charge	18.01	
	Meter Number:	8246382	Energy Charge	6.24	
	Bill Period:	Jul 02 - Aug 03	Fuel Charge	2.51	$30.00
	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	$0.80
			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	$30.00
	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 Gross Receipts Tax 0.77	$0.80
		Total	**$30.80**
910089450213 LONG LAKE RANCH COMM DEV DIS 2144 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4522761 Bill Period: Jul 02 - Aug 03 Present Read: 2054 Previous Read: 2017 Billed Usage: 37 Billed kWh 37.000	Customer Charge 18.01 Energy Charge 3.55 Fuel Charge 1.43 Asset Securitization Charge 0.07 Minimum Bill Adjustment 6.94	$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77	$0.80
		Total	**$30.80**
910089442966 LONG LAKE RANCH COMM DEV DIS 0000 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Jul 02 - Aug 03 50 OTRAD BLK III 3K 17 54W MITCH LED PT CLR 57 50 MTCH III 3K F 19 50 MTCHR III 3K RBM 38 50 MTCHT III 3K TH 19 SV FLAGLER ACR 9500L 4,067	Customer Charge 1.93 Energy Charge 177.32 Fuel Charge 159.19 Asset Securitization Charge 2.28 50 OTRAD BLK III 3K 8.32 50 MTCHT III 3K TH 21.44 50 MTCHR III 3K RBM 33.96 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	$3,122.07
		Regulatory Assessment Fee 2.72 Gross Receipts Tax 8.74	$11.46
		Total	**$3,133.53**
910089428893 LONG LAKE RANCH COMM DEV DIS 2444 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465449 Bill Period: Jul 02 - Aug 03 Present Read: 6359	Customer Charge 18.01 Energy Charge 10.66 Fuel Charge 4.28	$33.17

Billing details - continued

Account Information	Billing Details				Amounts
	Previous Read:	6248	Asset Securitization Charge	0.22	
	Billed Usage:	111			
	Billed kWh	111.000			
			Regulatory Assessment Fee	0.03	$0.88
			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					

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) Meter Number: 1015813 Bill Period: Jul 02 - Aug 03 Present Read: 342963 Previous Read: 342203 Billed Usage: 760 Billed kWh 760.000	Customer Charge 18.01 Energy Charge 73.02 Fuel Charge 29.33 Asset Securitization Charge 1.48		$121.84
		Regulatory Assessment Fee 0.11 Gross Receipts Tax 3.13		$3.24
			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) Meter Number: 915368 Bill Period: Jul 02 - Aug 03 Present Read: 1994 Previous Read: 1970 Billed Usage: 24 Billed kWh 24.000	Customer Charge 18.01 Energy Charge 2.30 Fuel Charge 0.93 Asset Securitization Charge 0.05 Minimum Bill Adjustment 8.71		$30.00
		Regulatory Assessment Fee 0.03 Gross Receipts Tax 0.77		$0.80
			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) Bill Period: Jul 02 - Aug 03 SV FLAGLER ACR 9500L 490	Customer Charge 1.93 Energy Charge 20.60 Fuel Charge 18.50 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		$345.89
		Regulatory Assessment Fee 0.30 Gross Receipts Tax 1.06		$1.36
			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.

Total balance
$293.89
Auto Pay is scheduled
Sep 08

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**

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

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

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

6790 0107 DY RP 15 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.

8720048134064423061521000000000000000293895

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

Billing Date: **Aug 15, 2026**

PIN: **8336**

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: **813-406-4423-061521-5**

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	POMPANOBCH 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

LONG LAKE RANCH

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

PIN:
8323

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.

Total balance
$155.99
Auto Pay is scheduled
Sep 08

Bill history	
Previous balance	$150.99
Payment received by Aug 15, thank you	-$150.99

Service summary	Previous month	Current month
Internet	$150.99	↑$155.99
Total services	**$150.99**	**$155.99**
Total balance		**$155.99**

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

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

6790 0107 DY RP 15 08162026 NNNNNN 01 999821

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.

652004813949602806152100000000000000155995

LONG LAKE RANCH

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

PIN:
8323

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.

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.

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SERVICE TERMS

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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

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**

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.

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"

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
11465

SALES REP
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

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*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**

ENGAGE PEO

Invoice	**127353**
Date	**09/18/2026**
Pay Period Ending	09/30/2026
Control Number	637-202610

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

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

PAID - Ref **XXXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment

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

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

Account #	Customer #
0928090	01307800

Please use the 15-digit number below when making a payment through your bank

092809001307800

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13595130	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	149.21
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

GHS, LLC

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**

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

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

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**	XXXXXXXXXXXXX3902

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 18

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 vendor 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 Clawsen, 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 asked Supervisor Clawson 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 Clawson stated that she wanted to address the accusation that she was looking or “peeking” through Ms. Langston’s bushes. She 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 Red Tree, 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 2016 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 Twomoey, 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 Pellan 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. Supervisor Smith left the meeting for a break and returned after a few minutes.

On a MOTION by Chairman Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR WITH SUPERVISOR SMITH NOT PRESENT, 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 field 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 Pellan 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 mailboxes 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 Pellan, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Long Lake Ranch Community Development District.

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

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

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

EXHIBIT 19

RETURN TO AGENDA

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

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

EXHIBIT 20

RETURN TO AGENDA

Invoice

#2946

Invoice date	October 21, 2026
Due date	November 21, 2026
Amount due	$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 21

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

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

EXHIBIT 22

RETURN TO AGENDA

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 6, 2026

Long Lake Ranch Community Development District
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit the governmental activities and each major fund of Long Lake Ranch Community Development District (the "District") as of and for the year ended September 30, 2026, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ended September 30, 2026, and thereafter if mutually agreed upon by Long Lake Ranch Community Development District and Berger, Toombs, Elam, Gaines & Frank.

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

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS, GAS, and Chapter 10.550, Rules of the Auditor General. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where fraud could have a material effect on the financial statements;

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others;

4. Establishing and maintaining a process for tracking the status of audit findings and recommendations; and

5. Identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of this engagement, including any corrective actions taken to address significant findings and recommendations resulting from those audits, engagements, or studies, and providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for inclusion in our report.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

As part of our engagement, we will apply certain limited procedures to the District's RSI, which will consist of Management's Discussion and Analysis and the budgetary comparison schedule, in accordance with GAAS. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management is responsible for preparing and providing the information required by Section 218.39(3)(c), Florida Statutes, for inclusion in the management letter required by Chapter 10.550, Rules of the Auditor General. We will provide no assurance on this information.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

    d. Unrestricted access to persons within the District from whom we determine it is necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter; and

3. Report on Compliance with Section 218.415, Florida Statutes

Communications with Those Charged with Governance

We are responsible for ensuring that those charged with governance are informed about certain matters related to the conduct of the audit, including (i) our responsibilities under GAAS and GAS, (ii) an overview of the planned scope and timing of the audit, (iii) significant findings from the audit, including our views about the qualitative aspects of the District's accounting practices, difficulties encountered in performing the audit, and any uncorrected or corrected misstatements, and (iv) other significant matters, including any disagreements with management.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession. The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition for our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with U.S. GAAP, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ended September 30, 2026 will not exceed $3,700 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Limitation of Liability and Claim Resolution

To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of secure collaboration sites to ensure the safe transfer of data between the parties. Notwithstanding the foregoing, the parties' obligations under this section are subject to applicable public records laws.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies and applicable public records laws and retention requirements.

File Inspections

In accordance with professional regulations, and by our firm's policy, our client files may periodically be reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm's standards. File reviewers are required to maintain the confidentiality of client information.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Dispute Resolution

The District agrees that any dispute that may arise regarding the meaning, performance, or enforcement of this Engagement Letter will, prior to resorting to litigation, be submitted to mediation, and that it will engage in the mediation process in good faith once a written request to mediate has been given by either party. The results of any such mediation will be binding only upon the agreement of each party to be bound. The costs of any mediation proceeding will be shared equally by the participating parties. This provision does not waive or limit the dispute-resolution, liability, or other provisions set forth elsewhere in this Engagement Letter.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties. If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

E-Verify Requirements

We shall register with and use the E-Verify system to verify the work authorization status of all new employees. We shall require each subcontractor performing work under this Engagement Letter to register with and use the E-Verify system. If we enter into a contract with a subcontractor, the subcontractor shall provide us with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and we shall maintain a copy of the affidavit for the duration of this Engagement Letter. The parties shall comply with the termination requirements of Section 448.095(5)(c), Florida Statutes.

Public Records

We shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Engagement Letter;

2. Upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this Engagement Letter if we do not transfer the records to the District; and

4. Upon completion of this Engagement Letter, transfer, at no cost to the District, all public records in our possession, or keep and maintain public records required by the District to perform the service or work provided for in this Engagement Letter. If we transfer all public records to the District upon completion of this Engagement Letter, we shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If we keep and maintain public records upon completion of this Engagement Letter, we shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format compatible with the District's information technology systems.

We acknowledge that requests to inspect or copy public records relating to this Engagement Letter must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If the District notifies us of a public records request for records not in the District's possession but in our possession, we shall provide the records to the District or allow the records to be inspected or copied within a reasonable time. If we fail to provide the public records to the District within a reasonable time, we may be subject to penalties under Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O HAVEN MANAGEMENT SOLUTIONS, 255 PRIMERA BLVD., SUITE 160, LAKE MARY, FLORIDA 32746; TELEPHONE: (407) 574-3250; EMAIL: patricia@havenmgtsol.com

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

Berger Toombs Elam
Gaines + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DGPerry
CPAs + Advisors