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

Date of Meeting: Thursday, December 3, 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. Board Organization and Oath of Office

1. Consideration and Adoption of Resolution 2027-02 Recognizing and Accepting the Pasco County Certification of Election Results — EXHIBIT 1
2. Seat 4 - William Pellan – Oath of Office — EXHIBIT 2
3. Seat 5 – Daniel Alvear – Oath of Office — EXHIBIT 3
4. Consideration for Adoption Resolution 2027-03 Electing the Officers of the District and Providing for an Effective Date — EXHIBIT 4
5. Discussion on Florida Sunshine Law and Florida Statute Chapter 190

IV. Supervisor Comments

V. Professional Vendor Presentations

A. **Presentation of Deliverables Listing** ***(to be distributed)*** — EXHIBIT 5

B. **District Engineer – Stantec**

1. Consideration of Stantec Professional Services Agreement Change Order - $13,389.60 — EXHIBIT 6
2. Presentation of Foxtail Pool Resurfacing Scope of Services — EXHIBIT 7
3. Presentation of Pool Works Foxtail Pool Resurfacing Proposal — EXHIBIT 8

C. **GHS Environmental Aquatic Maintenance Service Report**

1. Aquatic Maintenance Log — EXHIBIT 9

D. **Red Tree Landscape**

1. Landscape Maintenance Report *(to be distributed)* — EXHIBIT 10
2. Irrigation Report *(to be distributed)* — EXHIBIT 11
3. Field Maintenance Report — EXHIBIT 12
4. Presentation and Discussion of Red Tree Controller Replacement - $8,722.50 — EXHIBIT 13
5. Consideration of Red Tree Proposal for Playground Shade Trees *(to be distributed)* — EXHIBIT 14

E. **District Counsel**

VI. Business Items

VII. Amenity General Manager & Field Manager

A. Presentation and Discussion – Amenity & Field Status Report *(to be distributed)* — EXHIBIT 15

B. Consideration of Pro Remodeling Plus Mailbox Refinish — EXHIBIT 16

VII. Financial & Administrative Matters

A. Consideration for Acceptance – October 2026 Unaudited Financial Statements — EXHIBIT 17

B. Presentation of Check Details for October 2026 — EXHIBIT 18

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on November 5, 2026 — EXHIBIT 19

D. Presentation of Approval Listing – FY 2026 — EXHIBIT 20

E. Consideration for Ratification:

1. Fence FL Gate Repair - $599.00 — EXHIBIT 21
2. Red Tree Mainline Repair Near Sunlake Blvd & Long Lake Ranch Blvd -NTE $2,600.00 — EXHIBIT 22

VIII. Staff Reports

A. District Manager

1. Consideration and Adoption of Resolution 2027-04 Amending the FY 26-27 Budget *(to be distributed)* EXHIBIT 23

IX. Exempt Security Discussion

"In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting will be closed to the public as it relates to the details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer."

A. Open the Exempt Security Session

B. Supervisor Discussion

C. Close the Exempt Security Session

X. Other Items to be Introduced (if applicable)

XI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

XII. Supervisor Requests

XIII. Adjournment

EXHIBIT 1

RETURN TO AGENDA

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE PASCO COUNTY CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE NOVEMBER 3, 2026, GENERAL ELECTION FOR SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Long Lake Ranch Community Development District ("District") is required to hold elections for membership of the Board of Supervisors of the District ("Board"), pursuant to the provisions of Section 190.006, *Florida Statutes*; and

WHEREAS, an election of Board members was held on November 3, 2026 in Polk County, in the manner prescribed by law for holding general elections; and

WHEREAS, the Polk County Elections Department ("Elections Department") appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held the election for members of the District's Board; and

WHEREAS, the Elections Department canvassed the returns of the election of District Board members by the qualified electors of the District; and

WHEREAS, the Polk County Canvassing Board ("Canvassing Board") has declared and certified the results of the election for Board members, which results the District desires to recognize and accept.

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

1. The District's Board hereby recognizes and accepts the results of the November 3, 2026, election of members of the Board, as certified by the Canvassing Board, and as set forth in **Exhibit A** attached hereto and incorporated herein by reference.

2. The Board hereby recognizes the election of the following person(s) to a four (4) year term of office:

William Pellan – Seat #4

Daniel Alvear – Seat #5

3. Pursuant to Section 190.006(4), *Florida Statutes*, upon entering into office, the person referenced above shall take and subscribe to the oath of office as prescribed by Section 876.05, *Florida Statutes*.

4. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 3rd day of December 2026.

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

Exhibit A

☆ Long Lake Ranch CDD Seat 4 (Vote For 1)

Participating Precincts Reporting: 1 / 1 | *Precinct Details* | Show Graphical View

OverVotes: 0 **UnderVotes:** 136

Choice	Election Day	Early Votes	Vote By Mail	Total Votes	Percentage
David Hutsell (NPA)	211	127	89	427	49.65%
Bill Pellan (NPA)	226	133	74	433	50.35%

☆ Long Lake Ranch CDD Seat 5 (Vote For 1)

Participating Precincts Reporting: 1 / 1 | *Precinct Details* | Show Graphical View

OverVotes: 0 **UnderVotes:** 126

Choice	Election Day	Early Votes	Vote By Mail	Total Votes	Percentage
Daniel Alvear (NPA)	292	156	73	521	59.89%
Sharri Hoye (NPA)	150	106	93	349	40.11%

EXHIBIT 2

RETURN TO AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

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

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

EXHIBIT 3

RETURN TO AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Pasco

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

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

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

EXHIBIT 4

RETURN TO AGENDA

RESOLUTION 2027-03

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

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is elected Chairperson.

_____ is elected Vice-Chairperson.

_____ is elected Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Treasurer.

_____ is elected Assistant Treasurer.

2. **CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **EFFECTIVE DATE.** This Resolution shall become effective December 3, 2026.

PASSED AND ADOPTED this 3rd day of December 2026.

Attest:

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
☐ Chair ☐ Vice Chair, Board of Supervisors

EXHIBIT 5

RETURN TO AGENDA

EXHIBIT 6

RETURN TO AGENDA

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	2026-1	Date	8 October 2026

"Stantec" Stantec Consulting Services Inc.

Stantec Project # 238202457

380 Park Place Blvd., Suite 300
Clearwater, FL 33760
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

"Client" Long Lake Ranch CDD c/o Haven Management Solutions

Client Project #

255 Primera Blvd., Suite 160
Lake Mary, FL 32746
Ph: (407) 574-3250
email: patricia@havenmgtsol.com

Project Name and Location: Long Lake Ranch CDD, FL

In accordance with the original Professional Services Agreement dated 1 April 2026 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Total fees this Change Order	$	3,389.60
Original agreement amount	$	10,000.00
Total Agreement	**$**	**13,389.60**

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.	**Long Lake Ranch CDD c/o Haven Management Solutions**
Greg Woodcock, Project Manager Print Name and Title	Print Name and Title
Signature	Signature
Date Signed:	Date Signed:

EXHIBIT 7

RETURN TO AGENDA

Scope of Services – Pool Resurfacing Project

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

1. General Scope

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

2. Pre-Construction Services

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

3. Pool Closure, Safety, and Operational Restrictions

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

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

4. Drainage and Surface Preparation

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

5. Repairs and Code-Related Items

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

6. Resurfacing Installation

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

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

7. Tile

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

8. Refill, Startup, and Water Chemistry

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

9. Permits, Inspections, and Compliance

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

10. Deliverables

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

11. Exclusions and Assumptions

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

EXHIBIT 8

RETURN TO AGENDA

State of Florida Pool Contractor, License # CPC1457968

Custom Proposal
Prepared For

Long Lake Ranch Foxtail
Commercial Swimming Pool Resurfacing

By Jack Pink
The Pool Works of Florida
October 19, 2026

Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida Project Team

- Don Ball, President | 727.938.8389 | dball@thepoolworks.com
- Jim Rouleau, Construction Manager | 727.224.5356 | jrouleau@thepoolworks.com
- Jack Pink, VP-Sales | 727.452.8263 | jpink@thepoolworks.com
- Brian Wildridge, VP-Sales | 727.423.8664 | bwildridge@thepoolworks.com

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.

Construction | Renovation | Repairs & Service | Equipment

The following resources are available to verify licensing and business practices.

Better Business Bureau

www.bbb.org/local-bbb/bbb-of-west-florida

State of Florida Licensing Verification

https://www.myfloridalicense.com/wl11.asp

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

A. Pool Resurfacing

The Pool Works of Florida shall provide all labor, materials, equipment, supervision, transportation, disposal, and incidentals necessary to complete the following work:

- Drain the swimming pool in accordance with all applicable regulations.
- Protect adjacent improvements and equipment throughout the duration of the project.
- Prepare the existing pool shell using industry-accepted methods to ensure proper adhesion of the new interior finish.
- Repair cracks, hollow areas, surface defects, delaminated areas, and minor substrate imperfections as necessary prior to application of the new finish.
- Furnish and install a new commercial-grade interior pool finish designed for continuous public swimming pool use.
- Remove all debris generated during construction and leave the project site in a clean condition.

Finish Details

• Manufacturer: **Aquavations**

• Product Name: **Hydrazzo**

• Available Color Selections: **Bimini Teal, Gulfstream Blue, Arctic White**

• Expected Service Life: **20 Years**

• Manufacturer's Warranty: **10 Year Limited, TPW Extended 10 Year Limited**

• Contractor Workmanship Warranty: **5 Year Workmanship Warranty**

• Recommended Maintenance Requirements:

• Performance Characteristics for Commercial Public Pool Applications

• Long-Term Maintenance Considerations

This finish is approved for commercial public swimming pool applications and shall comply with all applicable Florida Department of Health requirements.

State of Florida Pool Contractor, License # CPC1457968

Safety Tile Replacement

The Pool Works of Florida shall remove and replace all required pool safety markings, including but not limited to:

- Depth Marker Tiles
- "NO DIVING" Warning Tiles

All safety markings shall comply with current Florida Department of Health requirements and shall be permanently installed in the required locations.

Pool Start-Up and Commissioning

The resurfacing contractor shall be responsible for complete start-up and commissioning of the swimming pool following completion of all work.

Prior to final acceptance, The Pool Works of Florida shall:

- Perform all manufacturer-recommended curing and start-up procedures.
- Fill the pool and place the circulation system into operation.
- Balance pool water chemistry in accordance with Florida Department of Health requirements and finish manufacturer recommendations.
- Clean all filters prior to turnover to the District.
- Verify all circulation pumps are operating properly.
- Clean all filter pits and equipment areas.
- Verify proper operation of all valves.
- Verify all return inlets and circulation jets are fully operational.
- Verify all spitting jet water features are operating properly.
- Verify all upgraded pool lighting is fully operational.
- Perform a complete operational inspection of the circulation, filtration, and water feature systems.
- Correct any deficiencies identified prior to final acceptance.

The Pool Works of Florida shall coordinate with the District for final inspection and shall provide a fully operational swimming pool ready for reopening.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

PUBLIC SWIMMING POOL
RESURFACING CODE REQUIRMENT EXPLANATION

The following survey details the changes that are required for the pool to meet current code. These changes are required when the pool is renovated. This survey is a tool to inform the property owners of the requirements. The Health Dept. will perform an inspection after the work is completed to assure the property owner that current code requirements have been met.

This is very important to ensure the proposal is accurate and prevent expensive change orders later. It is unlawful for a company to begin construction or modification to any public pool without first having received written approval from the Health Dept.

The existing step tile must be replaced with a permanent, continuous, dark color tile to highlight the step area. The tiles must also be NON-SKID.

The existing gutter tile does not meet code. They must be replaced with NON-SKID tile.

The existing depth marker tiles will be replaced and do not reflect the actual depth measured 3' from the pool wall and will require additional markers to meet code.

International "No Diving" tiles are required by code.

The existing gutter grates will be replaced with new fittings, frames and grates. They also need to be made flush with the gutters.

Upon inspection the gutter of the pool does not meet code. Gutter slope from lip of gutter to gutter drain must be increased downward, not to exceed 2 inches. The lip of the gutter must be level, within ¼" overall.

A new VGB compliant main drain frame and grate will be installed.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

COMMERCIAL SWIMMING POOL RESURFACING PROPOSAL

Submitted To: Long Lake Ranch Foxtail **Date:** October 19, 2026

Work to be performed at: 2030 Lake Water Place Lutz 33558

Point of Contact: Greg Woodcock; greg.woodcock@stanec.com; 352-777-0183

Pool Size:	**Length** 65’	**Perimeter** 220'	**Total Square Footage**
	Width 20’	**Depth** 3.5’ to 5’	3051’

We hereby submit specifications and estimates for renovations of a swimming pool. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Perform 24 hour Static Water Test to verify Water Loss		INCLUDED
Refinish pool interior with HYDRAZZO		$27,324.00
Refinish gutters with HYDRAZZO		$ 6,890.00
Install gutter fittings, frame & grates	Qty. 22 Grates	$ 616.00
Install upper tile	220 Lin. Ft.	$ 7,700.00
Install lower tile	214 Lin. Ft.	$ 7,490.00
Install NON SKID step tile as per code	130 Lin. Ft.	$ 4,550.00
Install VGB Compliant main drain frame and grate	Qty. 1	$ 250.00
Install Depth Markers as per code	Qty. 68 tiles	$ 1,700.00
Install International “No Diving” tiles	Qty. 12 tiles	$ 360.00
Chemical Start-Up & water balance		$ 1,526.00
Permit Fees		$ 600.00

POOL RESURFACING JOB TOTAL $59,037.00

Note: After the pool is drained it will be inspected for cracks and if cracks are found, management will be notified. The cost for crack repair is at a cost of $150.00 per linear foot.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT

TERMS AND CONDITIONS

Submitted To: Long Lake Ranch Foxtail **Date:** October 19, 2026

1. Payment schedule as follows:

30% will be invoiced 60 days prior to work commencing.	$17,711.10
50% due upon tile delivery to site.	$29,518.50
20% due within 7 days of completion	$11,807.40

2. Balance to be paid in full upon satisfactory completion of work.
3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process.

   Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.
5. The Pool Works includes removing loose plaster and patching as part of its contract however, in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to $5.00 per square foot and will be added to the price of the contract. Other structural problems such as cracks in the pool shell or unstable substrate may also require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.
6. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.
7. Projects won't begin without a deposit received 60 days prior to the start date.
8. ***Material Selections will need to be made in our Largo Showroom as quickly as possible after the proposal has been signed.***

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____Date_____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

State of Florida Pool Contractor, License # CPC1457968

LED LIGHT PROPOSAL

Submitted To: Long Lake Ranch Foxtail **Date:** October 19, 2026

Work to be performed at: 2030 Lake Water Place Lutz 33558

Point of Contact: Greg Woodcock; greg.woodcock@stanec.com; 352-777-0183

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

- Remove existing underwater lighting fixtures as required.
- Furnish and install upgraded commercial-grade underwater pool lighting compatible with the existing electrical infrastructure.
- Replace gaskets, seals, and associated components as necessary.
- Test all lighting systems to verify proper operation.
- Ensure all work complies with applicable electrical codes and Florida Department of Health requirements.

Install Qty (4) Blue Square LED Pool Lights

GO ENERGY-EFFICIENT WITH LED POOL LIGHTING

- Bright and energy-efficient white LED pool light
- Energy efficient, utilizing up to 89% less energy than comparable incandescent lights



BLUE SQUARE

ENERGY EFFICIENCY:

- Blue Square LED pool lights have a **5 Year Manufacturer Warranty**, covering manufacturer defect.
- LED lights provide the equivalent of a 300 watt bulb (same as current lights in pool) while only consuming 45 watts of power. The LED lights are brighter and whiter.
- The (2) existing lights cost $46.50 per month to operate (8) hours a night.
- LED lights will cost $6.20 per month to run (8) hours a night.

TOTAL $1,700.00

5 YEAR WARRANTY

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State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT
TERMS AND CONDITIONS

Submitted To: Long Lake Ranch Foxtail **Date:** October 19, 2026

We hereby submit specifications and estimate for replacing pool lights. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

1. Payment schedule as follows:

50% will be invoiced 60 days prior to work commencing.	$1,700.00
50% due within 7 days of completion	$1,700.00

2. Balance to be paid in full upon satisfactory completion of work.

3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.

4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order and will become an extra charge over and above this contract.

5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.

6. Projects won't begin without a deposit received 60 days prior to the start date.

All work to be in compliance with the Florida Building Code and the County Health Department.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____Date_____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

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Construction Specifications for Commercial Pool Resurfacing

JOBSITE

- Will remain as clean as possible during construction
- Will remain locked and secured at all times with no access to area while under construction
- Caution tape and signs will be posted at gates or points of entry
- Safety of workers and people close to the work area will remain the highest concern
- Inspections of any work should be done with the job supervisor present

MATERIALS

- Materials may be stored on jobsite in a neat and orderly manner
- All materials will be used in strict accordance with manufacturer specifications

PREPARATION

- All pool equipment, pool lights will be turned off
- Pool will sit for 24 hour Static Water Test
- Pool will be drained with submersible pumps to storm drains or other specified area
- The hydrostatic plug will be removed and precautions taken to control ground water
- Temporary pumps may be installed to control ground water
- Pool surface will be checked for stability and sounded for any loose or delaminated pool finish.
- Fill in all hollow areas to make swimming pool surface smooth.
- The Pool Works includes removing loose plaster and patching as part of its contract, however in the event of severe loose plaster The Pool works will accept the cost of removing and replacing up to 1% of the total square footage of the pool. Any more than 1% of the square footage will be removed and replaced at a rate of up to $5.00 per square foot and will be added to the price of the contract. This is an unforeseen problem. The Pool Works will make the customer aware of the problem as soon as the pool is drained and inspected.
- All returns will be cut back or replaced if necessary to allow for new pool finish and to ensure a new seal around them
- Install new floor inlets with diffusers and cover plates to diffuse return water into water column. Minimizes staining on pool surface
- If no new tile is being set, existing tile will be undercut for proper seal of the pool finish
- Pool light fixtures will be removed and niches internally inspected for proper sealing
- Light niches will be cut back for proper seal
- Main drain "Pot" will also be inspected for proper sealing around pipe (s)
- Ladders and grab rails will be removed if possible and anchors inspected
- Step tiles will be replaced
- Skimmers will be cut back for proper seal, if applicable
- Gutter grates and frames will be removed and replaced with new frames
- Pipes in gutter fittings will be raised if necessary and sealed
- Entire pool finish will be acid etched with hydrochloric acid
- The acid will also etch the pool finish to open pores and remove impurities.

State of Florida Pool Contractor, License # CPC1457968

(Continued) Construction Specifications

- Pool surface may be bleach washed and degreased with tri-sodium phosphate if necessary
- Pool surface will be pressure washed at 3500 psi

INSTALLATION

- Pool surface will be bond coated with an SGM Bondkoat
- New pool surface will be applied at a minimum of 3/8" to 1/2" thickness
- Minimal accelerants will be used
- Pool surface will be mixed according to manufacturer directions
- Pool surface will be troweled into any voids created by cutback and packed to make seal
- Pool surface will be worked to a smooth finish
- Pool surface to be pneumatically applied
- A new VGB compliant main drain frame and grate will be installed
- Pool finish in gutters will be level and flush with grates
- Hydrazzo will be exposed and polished with a diamond pad.
- After installation is complete pool fill will start

TILE

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

PEFORM POOL SURFACE START-UP (Per Manufacturer Start-up procedure)

- Pool equipment will be restarted
- The addition of a metal sequestrant will be added to pool
- Pool water chemistry will be completely balanced including Chlorine, PH, Total Alkalinity, Calcium Hardness and Cyanuric Acid

STRUCTURAL PROBLEMS AFTER DRAIN

Structural problems such as cracks in the pool shell or unstable substrate may require additional work and cost. This is an unforeseen problem. The Pool Works will make the customer aware of the problem and additional costs as soon as the pool has been drained and inspected.

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POLISHED

HYDRAZZO
COMMERCIAL

TOUGHNESS WITHOUT
ROUGHNESS



Hydrazzo Gulfstream Blue

Hydrazzo was the first polished finish in the industry, and it has set the gold standard in pool finish innovation. A silky smooth polished texture, combined with the proven durability of exposed aggregates are prime features of this sate-of-the-art pool finish. With unique color selections and natural varigated appearance, **Hydrazzo** compliments all pooscape designs. This polished pool surface creates a finish this is naturally resistant to spot etching, topical stains, permanent scale and algae adhesion.

The most beautiful pools in the world are surfaced with the hand-polished magic of Hydrazz. it is the smoothest, richest and most luxurious surface available, formulated from time-proven technology and the earth's finest raw materials.

Hydrazzo combines naturally beutiful coarse graded crystalline and colored marbles, along with white Portland cement and a host of other performance enhancing ingreients. The result is the ultimate pool surface coating.

· Proven Durability · Rich in Color Options · Lower Maintenance · Proven Natural Ingredients
· Smoothest Exposed Aggregate Available · Resists Permanent Scale & Algae Adhesion



CL INDUSTRIES
A FINISH FOR EVERY POOL

8188 South Orange Avenue • Orlando FL, 32809
(800) 333-2660 • www.clindustries.com

Actual Aquavations finish and water color may differ from digitially photographed and reproduced samples. CL Industries strongly reccommends viewing actual swimming pools in person before deciding on a color.

YouTube flickr

State of Florida Pool Contractor, License # CPC1457968

Recent Pool Resurface References

Beachwalk Condominiums 4349 Bayside Village Dr. Tampa 33615
Misty Gordon / Misty.Gordon@inframark.com

Casablanca Condominiums 2099 Lakewood Club Dr. St. Pete 33712
Corey Palmer / Cpalmer@ameritechmail.com

Casa Del Mar 2 6177 Sun Blvd. St. Pete 33715
Berry Wiegan / macbaw@aol.com

Casa Del Mar 4 6265 Sun Blvd. St. Pete 33715
Howard Bennett / casag6265@gmail.com

Dg Farms CDD 16568 Emerald Blossom Blvd. Wimauma 33598
Greg Woodcock / gregwoodcock@stantec.com

East Lake Woodlands Cluster 5 70 Aster Place Oldsmar 34677
Peggy Semsey / psemsey@mgmt-assoc.com

Fish Hawk Ranch West 6001 Village Center Dr. Lithia 33547
Patti Picciano / patti@fhrw.org

Green Dolphin Park Villas 1250 South Pinellas Ave. Tarpon Springs 34689
Carol Swab / carol.schwab@hotmail.com

Greyhawk Landing West 12350 Mulberry Ave. Bradenton 34202
Andrew Davis / FieldMgr@GreyhawkCDD.org

Gulf Mariner 17580 Gulf Blvd | Redington Shores 33708
Tim Hendrix / timothyhendrix@outlook.com

Gulf Side Villas 700 Gulf Blvd Indian Rocks Beach 33785
Dominic Cotrano / Dcotrano@ParkwayBank.com

Highland Lakes 127 Lakeside Dr. Palm Harbor 34684
Dan Kay / DanKay@highlandlakeshoa.net

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Recent Pool Resurface References (Continued)

Meadow Pointe iv CDD 3902 Meadow Pointe Blvd Wesley Chapel 33544
Lori Stanger/ mpivclub@live.com

Sea View Condominiums 14700 Gulf Blvd. Madeira Beach 33708
Paul Shumacher/ americanmechanical.ps@gmail.com

South Fork East CDD 11341 Ambleside Drive Riverview 33579
Stanislaus Pullen / sfeseat2@gmail.com

The Groves CDD 7924 Melogold Circle Land O Lakes 34637
Wendi McAnn/ Wendi McAnn@inframark.com

Viewpoint on the Bay 55 Rogers Street Clearwater 33756
Vicki Jackisch / vshipley29@gmail.com

Water Club at Snell Isle 1325 Snell Isle Blvd. NE St Pete 33704
Kody Larson / Kody.larson@fsresidential.com

Waters Edge 11485 Oakhurst Rd. Largo 33774
Sammy Wendling / swendling@resourcepropertymgmt.com

State of Florida Pool Contractor, License # CPC1457968



AQUAVATIONS

HYDRAZZO

Approved Applicator

This certificate certifies that

The Pool Works of Florida

has completed the Hydrazzo® Polished Marble Approved Applicator Training Program and is authorized to offer a 10-year limited warranty

Signature _____

Tim Wills, National Sales Cooridinator

Date: 9/26/14

Aquavations

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com

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April 12, 2021

Dear Mr. Ball,

The Pool Works of Florida
9191 130th Avenue N.
Largo, FL 33773

As one of our original and largest certified Hydrazzo applicators, you have achieved the Aquavations 25-year award. With your professional craftsmanship, attention to detail and loyal dedication, you may now offer the highest designation of the Hydrazzo extended warranty. This is awarded to a very select group and is a testament to your superior knowledge of the Hydrazzo product, and the application therein.

This achievement comes with years of conscientious product application, unparalleled customer service, and pool owner training of Sound Technical Practices for start-up and maintenance. Our records reflect that Pool Works of Florida has never had a customer complaint or material claim in the past 25 years. This recognition is the highest compliment and designation offered by Aquavations Corp. It is with great pride that we provide this designation to Pool Works of Florida.

Regards,

Blaine Johnson
National Sales Manager
CL Industries/Aquavations

State of Florida Pool Contractor, License # CPC1457968

Pool/Spa Finish Warranty

Aquavations Corporation provides a 10 Year Limited Warranty for Hydrazzo pool/spa finishes.

Aquavations Corp. is a worldwide leader in advanced, pre-blended exposed aggregate coating systems for the modern swimming pool. Our mission is to develop dependable, pre-blended pool plaster systems using basic and advanced technology from years of experience and hands-on applications. We have developed new and improved products, superior to any other, utilizing the earth's finest raw materials. A combined 40 years of work in the industry has produced pool surface technology unrivaled in appearance and durability.

This is exclusive for The Pool Works and its customers!

Extended

The Pool Works of Florida, have achieved a 25 Year Award in 2021 for Craftsmanship and Loyal Dedication from Aquavations Corp. allowing us to offer the highest designation of the Hydrazzo Extended Warranty.

We provide an additional 10 Year Extended Limited Warranty, which warrants the same coverage as the initial 10 Year Limited Warranty.

Combined, this gives our customers a 20 Year Limited Warranty.
If we are awarded the contract for your project, we will provide the extended warranty of 10 years to cover your Hydrazzo pool finish.

We at The Pool Works of Florida, Inc. will always provide the best craftsmanship and quality for every project we are awarded.

Donald Ball

Donald Ball, President

The Pool Works of Florida, Inc.
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5 Year Workmanship Warranty

The Pool Works of Florida warrants its installation of all materials utilized in all of its construction/renovation projects. The intent of the warranty is to give assurance that all workmanship is completed in accordance with manufactures' specifications and installation guidelines. This warranty is for a period of (5) five years after completion of project.

This warranty excludes damage caused by structural failure, physical abuse and/or improper maintenance.

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commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

20 YEAR WARRANTY

Hydrazzo Pool & Spa Finishes
A silky smooth texture, combined with the proven durability of exposed aggregates.

repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- ***Variable Speed Pumps*** Save up to 90%
- ***LED Pool & Spa Lighting*** reduces energy consumption up to 89%.
- ***Heating*** - Air Source Heat Pumps can save you up to 75%.
- **Salt Systems** save you 75-80% over standard chlorine solutions.

ENERGY STAR





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EXHIBIT 9

RETURN TO AGENDA

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

Service Report

Project: Long Lake Ranch

10/29/2026 to 11/25/2026

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	Photos
2026-11-06	FPM 12	clear sky 83.19°F 3 mph N	FC	Tech: Ch B	No photos
2026-11-10	Pond 50B	broken clouds 72.28°F 12.66 mph ENE	WMM, C, T, GSW	Removed cattails and woody vegetation establishing in littoral zone. Tech: Ch B, Ca B, Ti C	No photos
2026-11-10	FPM 12	broken clouds 72.28°F 12.66 mph ENE	F, T	Tech: Ca B, Ti C	No photos
2026-11-10	Pond 50A	overcast clouds 81.77°F 2.93 mph SW	C, T	Removed cattails from littoral zone. Tech: Ch B, Ca B	No photos
2026-11-11	Pond 50B	few clouds 78.22°F 1.01 mph SW	MISC	Trip to dump to unload material. Tech: Ch B	No photos
2026-11-16	FPM 12	overcast clouds 76.3°F 1.01 mph NE	FC	Floating water spangles reduced down to 25% of pond. Tech: Ch B	No photos

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-11-17	Big Lake	light rain 67.1°F 1.99 mph NNW	T	Tech: Ch B, Ca B	No photos
2026-11-17	Pond 10	overcast clouds 65.46°F 13.8 mph NNE	T	Tech: Ti C	No photos
2026-11-17	FPM 6	overcast clouds 65.46°F 13.8 mph NNE	T	Tech: Ti C	No photos
2026-11-17	FPM 7	overcast clouds 65.46°F 13.8 mph NNE	T	Tech: Ti C	No photos
2026-11-17	Pond 90	overcast clouds 65.46°F 13.8 mph NNE	T	Tech: Ti C	No photos
2026-11-17	Pond 30	light rain 67.1°F 1.99 mph NNW	T	Tech: Ca B	No photos
2026-11-17	FPM 7A	overcast clouds 65.46°F 13.8 mph NNE	T	Tech: Ti C	No photos
2026-11-17	Pond 20	light rain 67.1°F 1.99 mph NNW	T	Tech: Ca B	No photos
2026-11-17	Pond 10A	light rain 67.1°F 1.99 mph NNW	T	Tech: Ca B	No photos
2026-11-17	FPM 10	light rain 67.1°F 1.99 mph NNW	T	Tech: Ca B	No photos
2026-11-18	Pond 70	overcast clouds 75.06°F	T	Tech: Ca B	No photos

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
		4 mph W			
2026-11-18	Pond 80	overcast clouds 75.06°F 4 mph W	T	Tech: Ca B	No photos
2026-11-18	Pond 60	overcast clouds 75.06°F 4 mph W	T	Tech: Ca B	No photos
2026-11-18	Pond 40	overcast clouds 75.06°F 4 mph W	T	Tech: Ca B	No photos
2026-11-18	FPM 9	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	Pond 110	overcast clouds 75.06°F 4 mph W	T	Tech: Ca B	No photos
2026-11-18	FPM 4	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	Pond 100	overcast clouds 75.06°F 4 mph W	T	Tech: Ca B	No photos
2026-11-18	Borrow Lake	overcast clouds 75.06°F 4 mph W	T	Tech: Ca B	No photos
2026-11-18	FPM 5	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	FPM 11 North	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-11-18	FPM 11 South	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	FPM 6	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	Borrow Expansion	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	FPM 7	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-18	Miscellaneous	broken clouds 74.16°F 14.97 mph NNE	T	Tech: Ti C	No photos
2026-11-20	FPM 12	overcast clouds 71.98°F 1.99 mph N	FC	95% reduction of the water spangles. Tech: Ch B	2 photos: P1, P2

Photo Log

Job Photos:



P1

FPM 12



P2

FPM 12

EXHIBIT 10

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EXHIBIT 11

RETURN TO AGENDA

EXHIBIT 12

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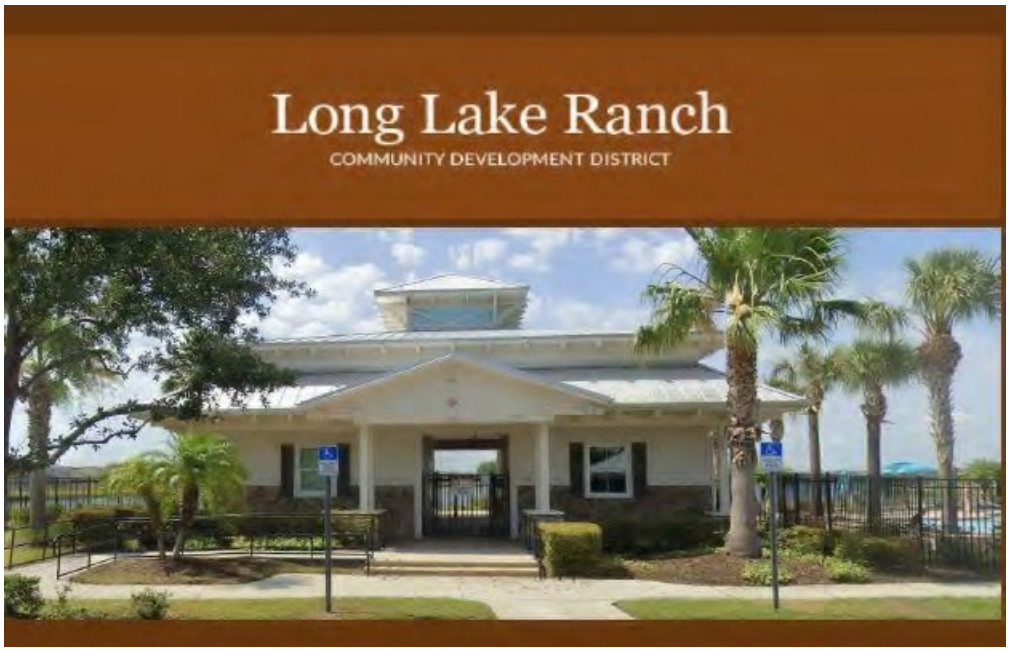


Monthly Field Report

North Entry

- Annuals approaching expiration
- Jasmine Weedy
- Turf 50/50 mix





- Palms look good
- Ligustrom need attention
- Annuals ready for turnover







Foxtail North Entry

- Need a proposal to remove the dead tree
- Annuals ready to rotate
- Muhly ready for cutback
- Firebush trimmed









Foxtail Amenity

- Blue Daze aren't working
- Zine in the Wax Myrtle









Foxtail South Entry

- Firebush trimmed
- Bed Weeds need attention







Common Areas

- Weeds in the shell sprayed
- Edging observed
- Soft edging could be less erratic

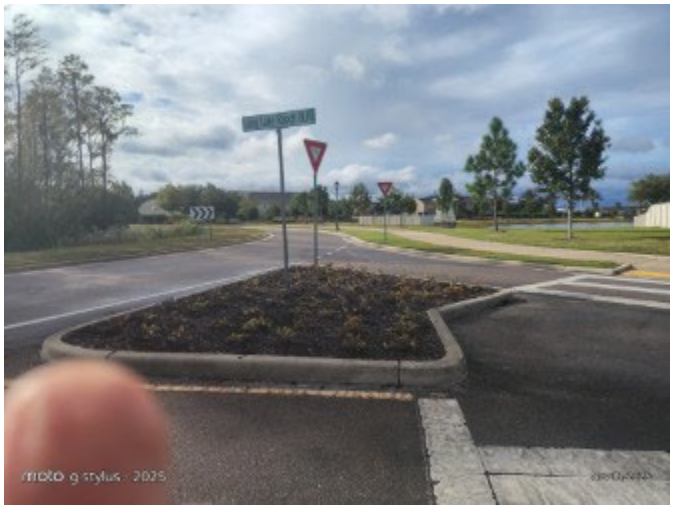


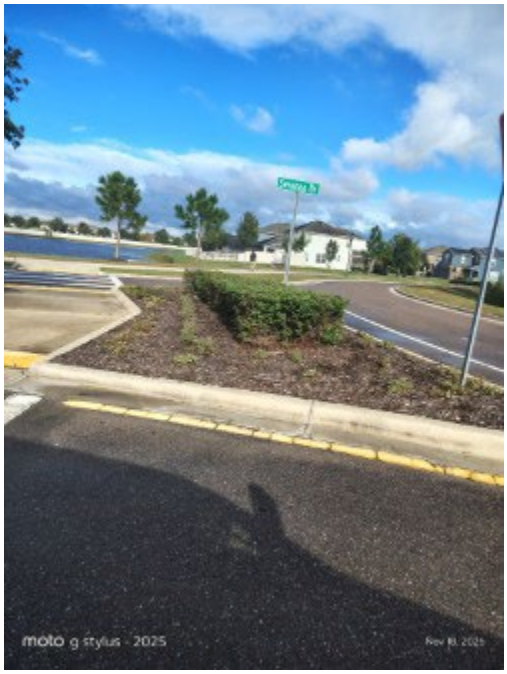




Islands

- True color Jasmine works, Blue Daze does not









Islands

- Overall island weed control is improved





Common Areas

- Lack of edging or string trimming
- Fencelines: if the vendor is responsible for trimming along fence lines, it is understood the vendor would be concerned about damaging the vinyl fence. That is where chemical edging is advised.





Amenity

- Maintenance is clean
- Bushes trimmed
- Turf mowed







Amenity

- During basketball resurfacing would be a good time to address the previous removed trees



Why is there this turf/weed strip in the bed?









Entries have declined





Island Beds

- Weeds better
- Exposed irrigation
- Annuals ready for rotation







Primrose

- Hedges trimmed
- Beds clean







Hedges trimmed clean / Peppergrass



EXHIBIT 13

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redtree
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 14

RETURN TO AGENDA

EXHIBIT 15

RETURN TO AGENDA

EXHIBIT 16

RETURN TO AGENDA

Pro Remodeling Plus
Weeki Wachee, FL
813-557-3738

proremodelingplus@gmail.com

Estimate Date: 11/03/26

Customer:
Bill York
19037 Long Lake Ranch Blvd.
Lutz, FL. 33558

Phone:
727-484-8357

Email:
manager@llrcddamenity.com

Scope of work:

Refinish of mailboxes. Power wash extensively all mailboxes. Chip, sand, prep, prime, and Paint. Three sets of mailboxes. Use Sherwin-Williams emerald urethane Hybrid paint for final topcoat. Extensive chipping throughout all mailboxes. Must be chipped away to remove any excess loose paint.. Sand and smooth out chipped areas to blend with existing metal . Prime with Sherwin Williams Extreme bond primer. Tape off all key holes and anything not to be painted on all mailboxes. Also prep surrounding areas not to be painted(floor and adjacent structures. Top coat with Emerald urethane hybrid in a satin black. Remove all prep materials and dispose of. All labor, prep, paint, and disposal included in estimate. All paint to be used will be Sherwin Williams and will have Sherwin Williams warranty. All workmanship will have 1 year warranty from myself for quality. All processes required for a long and beautiful finish will not have any corners cut or skimmed on. Quality and customer satisfaction are the #1 priority of my company.

Item	Qty	Description	Unit Price Per Qty	Totals
1	1	Power wash, chip, sand, prime and prep all areas.	$8,000.00	$8,000.00
2	1	Paint all mailboxes to completion.	$5,000.00	$5,000.00
3	1	Materials.	$1,500.00	$1,500.00
4	1	Re-number and letter all mailboxes. Including all materials.	$1,250.00	$1,250.00
5			$0.00	$0.00
6			$0.00	$0.00
7			$0.00	$0.00
8			$0.00	$0.00
9			$0.00	$0.00
10			$0.00	$0.00
11			$0.00	$0.00
12			$0.00	$0.00
13			$0.00	$0.00
				$0.00
				$0.00

AMOUNT	$15,750.00
TAX	
DEBRIS REMOVAL	$0.00
DEPOSIT	$0.00
TOTAL PRICE THIS ESTIMATE	$15,750.00

This Estimate is **ONLY VALID for 30 Days**
This is only an estimate prices are subject to change.

EXHIBIT 17

RETURN TO AGENDA

EXHIBIT 18

RETURN TO AGENDA

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

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. General Fund							139,305.87
Bill Pmt...	10/01/20	5334	Haven Management ...	Dist Mgmt Svc - Oct		3,583.34	135,722.53
Bill Pmt...	10/01/20	10012...	Duke Energy	Summary Bill		10,330.33	125,392.20
Bill Pmt...	10/05/20	5336	GHS LLC	Aquatic Maintenance.		3,530.00	121,862.20
Bill Pmt...	10/05/20	5337	DCSI, Inc " Security ...	access control		743.00	121,119.20
Bill Pmt...	10/05/20	5338	DCSI, Inc " Security ...	access control		956.50	120,162.70
Bill Pmt...	10/05/20	5339	Egis Insurance & Ris...	Policy # 100126769		32,003.00	88,159.70
Bill Pmt...	10/07/20	5340	RedTree Landscape ...	Landscape Maint		14,085.25	74,074.45
Bill Pmt...	10/07/20	5341	RedTree Landscape ...	Landscape Const		8,181.00	65,893.45
Bill Pmt...	10/09/20	5342	Haven Management ...	PR Billing 9/21-10/4/26		5,181.25	60,712.20
Bill Pmt...	10/09/20	10092...	Engage PEO	BOS mtg		757.10	59,955.10
Bill Pmt...	10/09/20	96	William Pellan	BOS MTG		184.70	59,770.40
Bill Pmt...	10/09/20	97	Darrell Thompson	BOS MTG		184.70	59,585.70
Bill Pmt...	10/11/20	5343	Cooper Pools Inc	pool maint		1,600.00	57,985.70
Bill Pmt...	10/13/20	5344	Haven Management ...	Reimb- website domain trans		396.00	57,589.70
Bill Pmt...	10/13/20	10132...	Frontier	Phone and Int		293.89	57,295.81
Bill Pmt...	10/13/20	10132...	Frontier	Phone and Int		155.99	57,139.82
Bill Pmt...	10/21/20	5346	Cooper Pools Inc	pool pump		1,513.15	55,626.67
Bill Pmt...	10/21/20	5347	Cooper Pools Inc	pool maint		738.46	54,888.21
Bill Pmt...	10/22/20	10222...	Pasco County Utilitie...	0 Community Center		207.85	54,680.36
Bill Pmt...	10/22/20	10222...	Pasco County Utilitie...	18981 LONG LAKE RANCH		172.88	54,507.48
Bill Pmt...	10/26/20	10262...	Coastal Waste & Re...	Waste Collection		126.21	54,381.27
Bill Pmt...	10/26/20	5348	Long Lake Ranch C...	Funds for DS Series 2015A1		6,838.37	47,542.90
Bill Pmt...	10/26/20	5349	Long Lake Ranch C...	Funds for DS Series 2016		5,573.53	41,969.37
Bill Pmt...	10/26/20	5351	Long Lake Ranch C...	Funds for DS Series 2026		9,213.42	32,755.95
Bill Pmt...	10/26/20	5352	Haven Management ...	PR Billing 10/5/26 - 10/18/26		5,368.75	27,387.20
Transfer	10/26/20			Funds Transfer	100,000.00		127,387.20
Bill Pmt...	10/28/20	5353	GHS LLC	Aquatic Maintenance.		2,460.00	124,927.20
Bill Pmt...	10/28/20	5354	Turner Pest Control ...	pest control		104.50	124,822.70
Bill Pmt...	10/29/20	5355	Business Observer	legal adv		100.63	124,722.07
Bill Pmt...	10/29/20	5356	Business Observer	legal adv		52.50	124,669.57
Bill Pmt...	10/30/20	10302...	FLORIDA DEPT OF ...	Special District Fee		175.00	124,494.57
Total 1. General Fund					100,000.00	114,811.30	124,494.57
TOTAL					**100,000.00**	**114,811.30**	**124,494.57**

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
10/1/2026	125

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

DUKE ENERGY. duke-energy.com 877.372.8477

Your Summary Bill

LONG LAKE RANCH COMM DEV DIS

Bill date Sep 10, 2026
For service Aug 4 - Sep 1
29 days

Collective account number **9300 0001 2497**

Billing summary

Previous Amount Due	$10,640.45
Payment Received Sep 01	-10,502.82
Current Electric Charges	2,023.98
Current Lighting Charges	8,221.39
Deposit	-137.63
Taxes	84.96
Total Amount Due Oct 01	**$10,330.33**

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

Billing summary by account

Account Number	Service Address	Totals
910089675911	1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	30.80
910089651666	18981 LONG LAKE RANCH BLVD LUTZ FL 33558	95.38
910089634607	2091 SERENOA DR LUTZ FL 33558	30.80
910089632754	18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	30.80
910089626839	18977 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80

Late payments are subject to a 1.0% late charge.

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

DUKE ENERGY.

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

Collective account number
9300 0001 2497

Amount of automatic draft

$10,330.33
by Oct 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

8893000001249700066000001376300010192700010330334

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

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

Important to know

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

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

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

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

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

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

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

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

Account Number	Service Address	Totals
910089624358	1642 SUNLAKE BLVD LUTZ FL 33558	30.80
910089609549	19279 LONG LAKE RANCH BLVD LUTZ FL 33558	72.66
910089595996	0 SUNLAKE BLVD LUTZ FL 33558	1,622.72
910089562682	0000 NATURE VIEW DR LUTZ FL 33558	3,148.65
910089550951	18956 BEAUTYBERRY CT LUTZ FL 33558	30.80
910089522353	18402 ROSEATE DR FOUNTAIN LUTZ FL 33558	239.79
910089507594	1906 NATURE VIEW DR LUTZ FL 33558	62.95
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	3,133.92
910089428893	2444 SUNLAKE BLVD LUTZ FL 33558	32.25
910089421482	19037 LONG LAKE RANCH BLVD LUTZ FL 33558	351.24
910089421424	18889 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089385386	2042 LAKE WATERS PL LUTZ FL 33558	467.58
910089383110	19080 NIGHTSHADE DR LUTZ FL 33558	100.86

Account Number	Service Address	Totals
910089376674	1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	116.30
910089365879	18888 LONG LAKE RANCH BLVD LUTZ FL 33558	30.80
910089359227	1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	138.33
910084355645	000 SUNLAKE BLVD LITE LONG LAKE RCH V4 SL LUTZ FL 33558	347.30
	Total Charges	**$10,330.33**

Billing details

Account Information	Billing Details				Amounts
910089675911 LONG LAKE RANCH COMM DEV DIS 1023 SUNLAKE BLVD MONUMENT LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4513470 Aug 04 - Sep 01 3600 3555 45 45.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 4.31 1.74 0.09 5.85	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089651666 LONG LAKE RANCH COMM DEV DIS 18981 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	1049037 Aug 04 - Sep 01 113237 112689 548 548.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 52.65 21.15 1.11	$92.92
			Regulatory Assessment Fee Gross Receipts Tax	0.08 2.38	$2.46
			Total		**$95.38**
910089634607 LONG LAKE RANCH COMM DEV DIS 2091 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	8246384 Aug 04 - Sep 01 2528 2487 41 41.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 3.94 1.58 0.08 6.39	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089632754 LONG LAKE RANCH COMM DEV DIS 18864 ROSEATE DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	3410166 Aug 04 - Sep 01 1841 1824 17 17.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 1.64 0.66 0.03 9.66	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089626839 LONG LAKE RANCH COMM DEV DIS 18977 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period:	4463323 Aug 04 - Sep 01	Customer Charge Energy Charge Fuel Charge	18.01 2.30 0.93	$30.00

Billing details - continued

Account Information	Billing Details				Amounts
	Present Read: 1303 Previous Read: 1279 Billed Usage: 24 Billed kWh 24.000		Asset Securitization Charge Minimum Bill Adjustment	0.05 8.71	
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089624358 LONG LAKE RANCH COMM DEV DIS 1642 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 915209 Bill Period: Aug 04 - Sep 01 Present Read: 3276 Previous Read: 3214 Billed Usage: 62 Billed kWh 62.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 5.94 2.39 0.13 3.53	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089609549 LONG LAKE RANCH COMM DEV DIS 19279 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4465473 Bill Period: Aug 04 - Sep 01 Present Read: 119058 Previous Read: 118672 Billed Usage: 386 Billed kWh 386.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 37.09 14.90 0.78	$70.78
			Regulatory Assessment Fee Gross Receipts Tax	0.06 1.82	$1.88
			Total		**$72.66**
910089595996 LONG LAKE RANCH COMM DEV DIS 0 SUNLAKE BLVD LUTZ FL 33558	Lighting Service Company Owned/ Maintained (LS-1) Bill Period: Aug 04 - Sep 01 54W MITCH LED PT CLR 38 50 MTCH III 3K F 19 SV FLAGLER ACR 9500L 2,156		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge 50 MTCH III 3K F 54W MITCH LED PT CLR SV FLAGLER ACR 9500L SV FLAGLER ACR 9500L 54W MITCH LED PT CLR 50 MTCH III 3K F 16 DEC CNCRT W/DEC BS/ WSHNGTN	1.93 93.06 83.54 1.39 21.44 33.96 700.48 126.28 4.08 2.04 548.49	$1,616.69
			Regulatory Assessment Fee Gross Receipts Tax	1.41 4.62	$6.03
			Total		**$1,622.72**
910089562682 LONG LAKE RANCH COMM DEV DIS	Lighting Service Company Owned/ Maintained (LS-1)		Customer Charge Energy Charge	1.93 194.70	$3,136.31

Billing details - continued

Account Information	Billing Details				Amounts
0000 NATURE VIEW DR LUTZ FL 33558	Bill Period:	Aug 04 - Sep 01	Fuel Charge	174.78	
			Asset Securitization Charge	2.92	
	49W TRADITIONAL LED	17	49W TRADITIONAL LED	6.95	
			SV DRC27500	132.00	
	54W MITCH LED PT CLR	133	213W LED SHBX BNZIII	14.42	
			54W MITCH LED PT CLR	118.86	
	54W MITCH LED TOPHAT	38	54W MITCH LED TOPHAT	33.96	
			50 MTCH III 3K F	128.64	
	50 MTCH III 3K F	114	50 MTCHT III 3K TH	21.44	
	50 MTCHR V 3K RBM	19	50MTCHTR III3K THRBM	33.96	
	50 MTCHT III 3K TH	19	SV FLAGLER ACR 9500L	971.12	
	50MTCHTR III3K THRBM	38	50 MTCHR V 3K RBM	16.98	
			SV DRC27500	31.79	
	213W LED SHBX BNZIII	75	49W TRADITIONAL LED	2.04	
			213W LED SHBX BNZIII	2.04	
	SV DRC27500	1,188	SV FLAGLER ACR 9500L	175.07	
	SV FLAGLER ACR 9500L	2,989	54W MITCH LED PT CLR	14.28	
			54W MITCH LED TOPHAT	4.08	
			50 MTCH III 3K F	12.24	
			50 MTCHT III 3K TH	2.04	
			50MTCHTR III3K THRBM	4.08	
			50 MTCHR V 3K RBM	2.04	
			16 DEC CNCRT W/DEC BS/ WSHNGTN	945.27	
			35 TT CNCRT/N-FLD MOUNT/1-4FIX	88.68	
			Regulatory Assessment Fee	2.73	$12.34
			Gross Receipts Tax	9.61	
			Total		**$3,148.65**
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	2.22	
	Bill Period:	Aug 04 - Sep 01	Fuel Charge	0.89	
			Asset Securitization Charge	0.05	
	Present Read:	2057	Minimum Bill Adjustment	8.83	
	Previous Read:	2034			
	Billed Usage:	23			
	Billed kWh	23.000			
			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	$233.60
	Meter Number:	1049785	Energy Charge	151.53	
	Bill Period:	Aug 04 - Sep 01	Fuel Charge	60.86	
			Asset Securitization Charge	3.20	
	Present Read:	139748			
	Previous Read:	138171			
	Billed Usage:	1577			
	Billed kWh	1577.000			

Billing details - continued

Account Information	Billing Details				Amounts
			Regulatory Assessment Fee	0.20	$6.19
			Gross Receipts Tax	5.99	
			Total		**$239.79**
910089507594 LONG LAKE RANCH COMM DEV DIS 1906 NATURE VIEW DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 4451364 Bill Period: Aug 04 - Sep 01 Present Read: 111315 Previous Read: 110998 Billed Usage: 317 Billed kWh 317.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 30.45 12.23 0.64	$61.33
			Regulatory Assessment Fee Gross Receipts Tax	0.05 1.57	$1.62
			Total		**$62.95**
910089489193 LONG LAKE RANCH COMM DEV DIS 19042 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2778290 Bill Period: Aug 04 - Sep 01 Present Read: 145605 Previous Read: 145580 Billed Usage: 25 Billed kWh 25.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 2.40 0.96 0.05 8.58	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089480623 LONG LAKE RANCH COMM DEV DIS 1180 SUNLAKE BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8263689 Bill Period: Aug 04 - Sep 01 Present Read: 2432 Previous Read: 2392 Billed Usage: 40 Billed kWh 40.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 3.85 1.54 0.08 6.52	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089467759 LONG LAKE RANCH COMM DEV DIS 2065 SERENOA DR MAIL KIOSK LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 8246382 Bill Period: Aug 04 - Sep 01 Present Read: 2599 Previous Read: 2540 Billed Usage: 59 Billed kWh 59.000		Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 5.67 2.28 0.12 3.92	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**

Billing details - continued

Account Information	Billing Details			Amounts
910089458097 LONG LAKE RANCH COMM DEV DIS 2137 SERENOA DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 363591888 Bill Period: Aug 04 - Sep 01 Present Read: 26 Previous Read: 12 Billed Usage: 14 Billed kWh 14.000		Customer Charge 18.01 Energy Charge 1.35 Fuel Charge 0.54 Asset Securitization Charge 0.03 Minimum Bill Adjustment 10.07	$30.00
			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: Aug 04 - Sep 01 Present Read: 2087 Previous Read: 2054 Billed Usage: 33 Billed kWh 33.000		Customer Charge 18.01 Energy Charge 3.17 Fuel Charge 1.27 Asset Securitization Charge 0.07 Minimum Bill Adjustment 7.48	$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: Aug 04 - Sep 01 50 OTRAD BLK III 3K 17 54W MITCH LED PT CLR 57 50 MTCH III 3K F 19 50 MTCHR III 3K RBM 38 50 MTCHT III 3K TH 19 SV FLAGLER ACR 9500L 4,067		Customer Charge 1.93 Energy Charge 177.32 Fuel Charge 159.19 Asset Securitization Charge 2.66 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 50 OTRAD BLK III 3K 2.04 50 MTCHT III 3K TH 2.04 50 MTCHR III 3K RBM 4.08 50 MTCH III 3K F 2.04 54W MITCH LED PT CLR 6.12 SV FLAGLER ACR 9500L 238.21 35 TT CNCRT/N-FLD MOUNT/1-4FIX 7.39 16 DEC CNCRT W/DEC BS/ WSHNGTN 1,061.97	$3,122.45
			Regulatory Assessment Fee 2.72 Gross Receipts Tax 8.75	$11.47
			Total	**$3,133.92**
910089428893 LONG LAKE RANCH COMM DEV DIS	General Service Non-Demand Sec (GS-1)		Customer Charge 18.01	$31.41

Billing details - continued

Account Information	Billing Details				Amounts
2444 SUNLAKE BLVD LUTZ FL 33558	Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	4465449 Aug 04 - Sep 01 6457 6359 98 98.000	Energy Charge Fuel Charge Asset Securitization Charge	9.42 3.78 0.20	
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.81	$0.84
			Total		**$32.25**
910089421482 LONG LAKE RANCH COMM DEV DIS 19037 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	222519 Aug 04 - Sep 01 587527 585156 2371 2371.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 227.84 91.50 4.81	$342.16
			Regulatory Assessment Fee Gross Receipts Tax	0.30 8.78	$9.08
			Total		**$351.24**
910089421424 LONG LAKE RANCH COMM DEV DIS 18889 LONG LAKE RANCH BLVD LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	915370 Aug 04 - Sep 01 2358 2315 43 43.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 4.14 1.66 0.09 6.10	$30.00
			Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
			Total		**$30.80**
910089385386 LONG LAKE RANCH COMM DEV DIS 2042 LAKE WATERS PL LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read: Billed Usage: Billed kWh	5407312 Aug 04 - Sep 01 401164 397964 3200 3200.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 307.49 123.49 6.50	$455.49
			Regulatory Assessment Fee Gross Receipts Tax	0.40 11.69	$12.09
			Total		**$467.58**
910089383110 LONG LAKE RANCH COMM DEV DIS 19080 NIGHTSHADE DR LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: Bill Period: Present Read: Previous Read:	2778178 Aug 04 - Sep 01 56880 56293	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 56.40 22.65 1.19	$98.25

Billing details - continued

Account Information	Billing Details			Amounts
	Billed Usage: 587 Billed kWh 587.000			
		Regulatory Assessment Fee Gross Receipts Tax	0.09 2.52	$2.61
		Total		**$100.86**
910089376674 LONG LAKE RANCH COMM DEV DIS 1916 SUNLAKE BLVD *FOUNTAIN LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 1015813 Bill Period: Aug 04 - Sep 01 Present Read: 343660 Previous Read: 342963 Billed Usage: 697 Billed kWh 697.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 66.97 26.90 1.41	$113.29
		Regulatory Assessment Fee Gross Receipts Tax	0.10 2.91	$3.01
		Total		**$116.30**
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: Aug 04 - Sep 01 Present Read: 2037 Previous Read: 1994 Billed Usage: 43 Billed kWh 43.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge Minimum Bill Adjustment	18.01 4.14 1.66 0.09 6.10	$30.00
		Regulatory Assessment Fee Gross Receipts Tax	0.03 0.77	$0.80
		Total		**$30.80**
910089359227 LONG LAKE RANCH COMM DEV DIS 1223 SUNLAKE BLVD IRRIG LUTZ FL 33558	General Service Non-Demand Sec (GS-1) Meter Number: 2776049 Bill Period: Aug 04 - Sep 01 Present Read: 3220 Previous Read: 2366 Billed Usage: 854 Billed kWh 854.000	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge	18.01 82.05 32.96 1.73	$134.75
		Credit balance from account 910084355835 Regulatory Assessment Fee Gross Receipts Tax	-137.63 0.12 3.46	$-134.05
		Total		**$0.70**
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: Aug 04 - Sep 01 SV FLAGLER ACR 9500L 490	Customer Charge Energy Charge Fuel Charge Asset Securitization Charge SV FLAGLER ACR 9500L SV FLAGLER ACR 9500L 16 DEC CNCRT W/DEC BS/	1.93 20.60 18.50 0.31 159.20 28.70 116.70	$345.94

Billing details - continued

Account Information	Billing Details		Amounts
	WSHNGTN		
	Regulatory Assessment Fee	0.30	$1.36
	Gross Receipts Tax	1.06	
	Total		**$347.30**
	Total Amount Due		**$10,192.70**

Invoice

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

Date: 10/5/2026
Invoice #: 2026-684

To:

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

Project: Big Lake Fish Stocking
Proposal #: 26-211
P.O. #:

Due Date	Service Date:
10/5/2026	September 2026

Task #	Description	Project Compl...	Amount
Task 1	Mosquito Fish / Fathead Minnow Stocking	100.00%	3,330.00
Task 2	GHS Consultation	100.00%	200.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	**Total**	**$3,530.00**
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	**$3,530.00**

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
35886	10/02/2026	$743.00	10/17/2026	Net 15	

P.O. NUMBER
11471

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/14/2026	**Access/ Gate:Service** Reason for call: Continue on lightning repairs. Tech notes: Removed and installed new maglocks on the front center park gate and left dog park gate - tested both gates.	1	145.00	145.00
09/14/2026	**Access/ Gate:Parts** E-942FC Outdoor 600lbs Maglock	2	299.00	598.00

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	743.00
TAX (0.075)	0.00
TOTAL	743.00
BALANCE DUE	**$743.00**

Ways to pay

View and pay

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
35885	10/02/2026	$956.50	10/17/2026	Net 15	

P.O. NUMBER
11470

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/11/2026	**Access/ Gate:Service** Reason for call: Continue repairing lightning damage on access control system. Tech notes: Playground/Dog Park 1. Park Mid Front: Replaced exit button and found maglock dead - on order. 2. Park Left Front: Replaced exit button - gate OK. 3. Park Left Back: Replaced exit button - gate OK. 4. Park Men's Restroom: Replaced door strike - door OK. 5. Dog Park Right: Replaced exit button - gate OK. 6. Dog Park Left: Replaced exit button and found exit button dead - on order. 7. Main Clubhouse: Panel #2 dead - needs replacing - on order. 8. Main Clubhouse: PoE switch dead needs replacing - on order.	2.50	145.00	362.50
09/11/2026	**Access/ Gate:Parts** SD-6276 Piezoelectric Request to Exit Button	5	79.00	395.00
09/11/2026	**Access/ Gate:Parts** HE-5000 Electric Door Strike with Faceplate	1	199.00	199.00

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	956.50
TAX (0.075)	0.00
TOTAL	956.50
BALANCE DUE	**$956.50**

Ways to pay

View and pay

INVOICE

egis Insurance & Risk Advisors

Customer	Long Lake Ranch Community Development
Acct #	673
Date	09/28/2026
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	$ 32,003.00
Payment Amount	
Payment for:	Invoice#34818
100126769	

Long Lake Ranch Community Development
c/o Haven Management Solutions, LLC
255 Primera Blvd. Ste. 160
Lake Mary, FL 32746

Thank You

Please detach and return with payment

Customer: Long Lake Ranch Community Development

Invoice	Effective	Transaction	Description	Amount
34818	10/01/2026	Renew policy	Policy #100126769 10/01/2026-10/01/2027 Florida Insurance Alliance Package - Renew policy Due Date: 9/28/2026	32,003.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 32,003.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939
accounting@egisadvisors.com

Date
09/28/2026

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

Invoice 36176

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

DATE	PLEASE PAY	DUE DATE
10/01/2026	$14,085.25	11/15/2026

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.

This invoice has been sold and assigned to
EAGLE BUSINESS CREDIT, LLC. Payment must be made only to
Eagle Business Credit at PO Box 536499 Pittsburgh, PA 15253-5906

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.: 35959
Terms: Net 45
Invoice date: 09/21/2026
Due date: 11/05/2026

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

Total **$8,181.00**

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
10/9/2026	133

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 9/21-10/4/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 9/21-10/4/26 32 hrs @ 25/Hr	800.00	800.00
	Facility Attendant 9/21-10/4/26 40.5 hrs @ 25/Hr	1,012.50	1,012.50
	Management Fee	41.55	41.55
		Total	$5,181.25

ENGAGE PEO

Invoice **127762**
Date **10/09/2026**

Pay Period Ending 10/31/2026
Control Number 637-202611

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 **XXXXXXXXXXXXX902** **757.10**
Do Not Remit Payment

manual checks

DIRECT Deposit

Cooper Pools Inc

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

Invoice #: 2892
Invoice Date: 10/1/2026
Due Date: 10/31/2026

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

LOCATION: 2042 Lake Waters Place , Lutz

Item	Description	Qty	Rate	Amount
Commercial Maintenance Service	Commercial Maintenance Service	1.00	$1,600.00	$1,600.00

Subtotal: $1,600.00
Tax: $0.00
Total: $1,600.00
Amount Due: $1,600.00

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
10/12/2026	134

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Reimbursement for Code Black IT Invoice 8820	396.00	396.00

	Total	$396.00

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

CODEBLACKIT

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

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

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

Important Messages

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

Signed: _____ Date: _____



LONG LAKE RANCH

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

PIN:
8336

Billing Date:
Sep 15, 2026

Billing Period:
Sep 15 - Oct 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
Oct 09

Bill history	
Previous balance	$293.89
Payment received by Sep 15, thank you	-$293.89

Service summary	Previous month	Current month
Bundle	$268.46	$268.46
Taxes and Fees	$25.43	$25.43
Total services	**$293.89**	**$293.89**
Total balance		**$293.89**

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

6790 0107 DY RP 15 09152026 NNYNNN 01 999820

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**

PIN: **8336**

Billing Date: **Sep 15, 2026**

Billing Period: **Sep 15 - Oct 14, 2026**

WAYS TO PAY YOUR BILL

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

Download the MyFrontier® app

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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
Sep 15, 2026

Billing Period:
Sep 15 - Oct 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

09.15-10.14	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 $132.81 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.

LONG LAKE RANCH

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

PIN:
8336

Billing Date:
Sep 15, 2026

Billing Period:
Sep 15 - Oct 14, 2026

LONG LAKE RANCH

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

PIN:
8323

Billing Date:
Sep 15, 2026

Billing Period:
Sep 15 - Oct 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
Oct 09

Bill history	
Previous balance	$155.99
Payment received by Sep 15, thank you	-$155.99

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

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

6790 0107 DY RP 15 09152026 NNNNNN 01 999819

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: **Sep 15, 2026**

Billing Period: **Sep 15 - Oct 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

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

LONG LAKE RANCH

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

PIN:
8323

Billing Date:
Sep 15, 2026

Billing Period:
Sep 15 - Oct 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

09.15-10.14	Business Fiber Internet 500	$125.99
	1 Usable Static IP Address	$30.00
Internet Total		**$155.99**

Total current month charges **$155.99**

BUSINESS
FIBER 5 GIG
INTERNET

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855-518-1197
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LONG LAKE RANCH

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

PIN:
8323

Billing Date:
Sep 15, 2026

Billing Period:
Sep 15 - Oct 14, 2026

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**

Invoice #2940

Invoice date October 21, 2026
Due date November 21, 2026
Amount due $738.46

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

$738.46 due November 21, 2026

Pay online

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	$738.46	$738.46

Notes
Service Restart 10/19/2026 after resurfacing.

Subtotal	$738.46
Tax	$0.00
Total	$738.46
Amount due	**$738.46**

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: 25252113
Billing Date: 10/5/2026
Billing Period: 8/14/2026 to 9/15/2026

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	8/14/2026	28376	9/15/2026	28424	32	48

Usage History

	Water	Irrigation
September 2026		48
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

Transactions

Previous Bill		190.50
Payment 09/21/26		-190.50 CR
Balance Forward		0.00
Current Transactions		
Irrigation		
Water Base Charge		41.29
Water Tier 1	48.0 Thousand Gals X $3.47	166.56
Total Current Transactions		207.85
TOTAL BALANCE DUE		**$207.85**

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	207.85
Total Balance Due	**$207.85**
Due Date	**10/22/2026**

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

The Total Due will be electronically transferred on 10/22/2026.

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
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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: 25252119
Billing Date: 10/5/2026
Billing Period: 8/14/2026 to 9/15/2026

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	8/14/2026	495	9/15/2026	498	32	3

Usage History

	Water
September 2026	3
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

Transactions

Previous Bill		163.50
Payment 09/21/26		-163.50 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		41.29
Water Tier 1	3.0 Thousand Gals X $2.18	6.54
Sewer		
Sewer Base Charge		103.45
Sewer Charges	3.0 Thousand Gals X $7.20	21.60
Total Current Transactions		172.88
TOTAL BALANCE DUE		**$172.88**

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	172.88
Total Balance Due	**$172.88**
Due Date	**10/22/2026**

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

The Total Due will be electronically transferred on 10/22/2026.

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

Coastal
Waste & Recycling

www.coastalwasteinc.com

INVOICE

Invoice	SW0003299538
Page	Page 1 of 1
Date	10/01/2026
Customer	16948
Site	0
PO Number	
Due Date	10/26/2026

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				
01 - Oct	MONTHLY - WASTE COLLECTION (Oct 01/26 - Oct 31/26)		$103.84	1.00	$103.84
01 - Oct	ADMIN FEE - MONTHLY (Oct 01/26 - Oct 31/26)		$3.95	1.00	$3.95
01 - Oct	FUEL SURCHARGE				$5.97
01 - Oct	RECOVERY FEE				$12.45
				INVOICE TOTAL	$126.21

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 $126.21

Invoice	SW0003299538
Date	10/01/2026
Customer	16948
Site	0
PO Number	
Due Date	10/26/2026

AMOUNT REMITTED:

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

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

0025756SW0169480000SW00032995380000012621 6

Long Lake Ranch CDD
Distribution of Assessment Revenue Collections - Fiscal Year 2026

Net Collections As Of:

Net Expected Revenue Account	Net $ Levied On Assessment Roll	% OF Amount Levied
Series 2014A-1 Debt Service	$317,830.75	13.83%
Series 2015A-1 Debt Service	$235,900.22	10.26%
Series 2016 Debt Service	$192,268.07	8.36%
Fiscal Year 2026 Operations & Maintenance	$1,552,713.89	67.55%
Total	**$2,298,712.93**	**100.00%**

Excess Fees - FY 25	$ 16,639.54	$ 2,341.94	$ 1,738.23	$ 1,417.24	$11,142.13

Distribution of Assessment Revenue Date Received	Description	$ Revenue Received From County	Cumulative % Of Total	Series 2014A-1 Revenue Acct. 13.83%	Series 2015A-1 Revenue Acct. 10.26%	Series 2016 Revenue Acct. 8.36%	Fiscal Year 2026 O&M 67.55%
11/30/2025		$263,811.88	11.48%	$36,475.86	$27,073.10	$22,065.65	$178,197.27
12/31/2025		$1,873,478.23	92.98%	$259,035.82	$192,261.47	$156,700.75	$1,265,480.19
1/31/2025		$57,654.01	95.49%	$7,971.51	$5,916.61	$4,822.27	$38,943.61
2/28/20255		$15,750.70	96.17%	$2,177.77	$1,616.38	$1,317.41	$10,639.14
3/31/2026		$13,007.53	96.74%	$1,798.48	$1,334.87	$1,087.97	$8,786.21
4/30/2026		$36,838.03	98.34%	$5,093.40	$3,780.42	$3,081.19	$24,883.02
5/31/2026		$10,861.52	98.81%	$1,501.76	$1,114.64	$908.48	$7,336.64
6/30/2026		$18,936.49	99.64%	$2,618.25	$1,943.31	$1,583.88	$12,791.05
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
					$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
Total		**$2,290,338.39**	**689.63%**	**$316,672.85**	**$235,040.80**	**$191,567.61**	**$1,547,057.13**

Total to be sent	$319,014.79	$236,779.03	$192,984.85

Summary of Revenue Collected Account	Net Expected Revenue	LESS: Amount Collected	Amount Outstanding/ (Over Collected)
Series 2014A-1 Debt Service	$317,830.75	$316,672.85	$1,157.90
Series 2015A-1 Debt Service	$235,900.22	$235,040.80	$859.42
Series 2016 Debt Service	$192,268.07	$191,567.61	$700.46
Fiscal Year 2026 Operations & Maintenance	$1,552,713.89	$1,547,057.13	$5,656.76
Total	**$2,298,712.93**	**$2,290,338.39**	**$8,374.54**

AMOUNTS PAID Account	Date	Check Number	
Series 2014A-1 Debt Service	4/12/2026	5203	309,801.37
Series 2015A-1 Debt Service	4/12/2026	5204	229,940.66
Series 2016 Debt Service	4/12/2026	5205	187,411.31

Long Lake Ranch CDD
Distribution of Assessment Revenue Collections - Fiscal Year 2026

Net Collections As Of:

Net Expected Revenue Account	Net $ Levied On Assessment Roll	% OF Amount Levied
Series 2014A-1 Debt Service	$317,830.75	13.83%
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Series 2016 Debt Service	$192,268.07	8.36%
Fiscal Year 2026 Operations & Maintenance	$1,552,713.89	67.55%
Total	**$2,298,712.93**	**100.00%**

Excess Fees - FY 25	$ 16,639.54	$ 2,341.94	$ 1,738.23	$ 1,417.24	$11,142.13

Distribution of Assessment Revenue Date Received	Description	$ Revenue Received From County	Cumulative % Of Total	Series 2014A-1 Revenue Acct. 13.83%	Series 2015A-1 Revenue Acct. 10.26%	Series 2016 Revenue Acct. 8.36%	Fiscal Year 2026 O&M 67.55%
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5/31/2026		$10,861.52	98.81%	$1,501.76	$1,114.64	$908.48	$7,336.64
6/30/2026		$18,936.49	99.64%	$2,618.25	$1,943.31	$1,583.88	$12,791.05
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
					$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
Total		**$2,290,338.39**	**689.63%**	**$316,672.85**	**$235,040.80**	**$191,567.61**	**$1,547,057.13**

Total to be sent		$319,014.79	$236,779.03	$192,984.85

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Total	**$2,298,712.93**	**$2,290,338.39**	**$8,374.54**

AMOUNTS PAID Account	Date	Check Number	
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Series 2015A-1 Debt Service	4/12/2026	5204	229,940.66
Series 2016 Debt Service	4/12/2026	5205	187,411.31

Long Lake Ranch CDD
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				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
					$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
				$0.00	$0.00	$0.00	$0.00
Total		**$2,290,338.39**	**689.63%**	**$316,672.85**	**$235,040.80**	**$191,567.61**	**$1,547,057.13**

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Total	**$2,298,712.93**	**$2,290,338.39**	**$8,374.54**

AMOUNTS PAID Account	Date	Check Number	
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Series 2015A-1 Debt Service	4/12/2026	5204	229,940.66
Series 2016 Debt Service	4/12/2026	5205	187,411.31

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
10/26/2026	139

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 10/5/26 - 10/18/26 - Salaried	3,327.20	3,327.20
	General Maintenance Attendant 10/5/26 - 10/18/26 48 hrs @ 25/Hr	1,200.00	1,200.00
	Facility Attendant 10/5/26 - 10/18/26 32 hrs @ 25/Hr	800.00	800.00
	Management Fee	41.55	41.55
		Total	$5,368.75

GHS, LLC

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

Invoice

Date: 10/26/2026
Invoice #: 2026-712

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:
10/26/2026	October 2026

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	83.33%	2,460.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	**Total**	**$2,460.00**
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	**Payments/Credits**	**$0.00**
	Balance Due	**$2,460.00**

Service Slip/Invoice

Turner Pest Control
turnerpest.com

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

INVOICE:	622933114
DATE:	10/21/2026
ORDER:	622933114

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
10/21/2026	05:20 PM			05:20 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/21/2026		06:06 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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02648P **Date 12/26/2025**

Attn:
Long Lake Ranch CDD Anchor Stone
255 PRIMERA BOULEVARD, SUITE 160,
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 25-02648P **Notice of Rulemaking** **RE:** Amended Rules for Long Lake Ranch CDD on February 5, 2026 at 6:00 PM **Published:** 12/26/2025	$100.63

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$100.63**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULEMAKING BY
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Long Lake Ranch Community Development District ("District") hereby gives the public notice of its intent to adopt its amended Recreational Facilities and Parking Rules & Regulations ("Amended Rules"), which address, among other things, the establishment and/or amendment to certain amenity facility rules and parking and towing rules and policies. The proposed rule number is 2026-01. Prior notice of rule development relative to the Amended Rules was published in the Business Observer on October 4, 2024.

A public hearing will be conducted by the Board of Supervisors ("Board") of the District on February 5, 2026, at 6:00 p.m., at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558, relative to the adoption of the Amended Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Amended Rules will not require legislative ratification.

The purpose and effect of these Amended Rules are to provide for efficient and effective operations of the District's amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes.

For more information regarding the public hearing, the Amended Rules, or for a copy of the Amended Rules and the related incorporated documents, if any, please contact the District Manager at 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, or by email patricia@havenmgtsol.com ("District Manager's Office").

The specific grant of rulemaking authority for the adoption of the proposed Amended Rules includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Amended Rules include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035, and 190.041, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Amended Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Patricia Thibault, District Manager
Long Lake Ranch Community Development District
December 26, 2025 25-02648P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00939P **Date 05/01/2026**

Attn:
Long Lake Ranch CDD Anchor Stone
255 PRIMERA BOULEVARD, SUITE 160,
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-00939P **Notice of Qualifying Period for Candidates** **RE:** Qualifying Period closing at noon on June 12, 2026 **Published:** 5/1/2026	$52.50

Important Message	Paid	()
	Total	**$52.50**

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

EXHIBIT A
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Long Lake Ranch Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at Central Pasco Professional Center, 4111 Land O'Lakes Blvd., Suite 105, Land O'Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Long Lake Ranch Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

May 1, 2026 26-00939P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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FLORIDACOMMERCE

Thank you for paying the annual special district state fee electronically.

Transaction Confirmation and Receipt

Print this page for your records.

Special District:	Long Lake Ranch Community Development District
Transaction No:	306981768
Payment Date:	10/29/2026
Invoice Number:	95348
Amount Paid:	175.00
Full Name:	Shima Pakzadian
Address:	255 Primera Boulevard Suite 160 Lake Mary, Florida 32746
Phone Number:	407-773-0654
Email Address:	shima@havenmgtsol.com

Prepare and Provide Your Annual Update

To ensure that the Official List of Special Districts remains up-to-date, complete the annual update process as follows, even if no changes are necessary.

Steps:

1. Review the information on the Special District State Fee Invoice and Profile Update document.
2. Mark any changes directly on the document.
3. Write "Paid online" and the date paid directly on the document.
4. Sign and Date the document
5. Email the document to SpecialDistricts@Commerce.fl.gov (mailto:SpecialDistricts@Commerce.fl.gov) or mail it to:

Florida Department of Economic Opportunity
Bureau of Budget Management

EXHIBIT 19

RETURN TO AGENDA

MINUTES OF 11/05/2026 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, November 05, 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:

William Pellan (via virtual means) ..... Board of Supervisors, Chair
George Smith, Jr. ..... Board of Supervisors, Vice Chairman
John Twomey ..... Board of Supervisors, Assistant Secretary
Darrell Thompson ..... Board of Supervisors, Assistant Secretary
Heidi Clawson. ..... 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
John Burkett ..... 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 Supervisor Twomey, Supervisor Thompson, Supervisor Clawson, and Supervisor Smith of the Board of Supervisors. Chairman Pellan joined the meeting via virtual means. Also present were the District Management Staff, Amenity Team, and District Counsel.

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

There were no audience comments.

III. Supervisor Comments

Supervisor Twomey asked if they had a plan to secure the basketball court during the 30-day cure period and noted he would like to see updates/important announcements added to the website. Ms. Thibault suggested posting the deliverables listing and the approval listing on the website as separate documents. Supervisor Smith expressed concerns over towing. Supervisor Clawson requested the meeting notices be sent out to residents before the meetings. Supervisor Pellan commented on the nets on the basketball hoops, noting they would be coming down for the construction and reinstalled once complete. He commented on the MailChimp, noting that Ms. Thibault and Mr. York were able to gain access to the domain. Supervisor Thompson asked the Board, on behalf of a resident, to consider using the Fox Grape Loop access point rather than the property. Ms. Thibault suggested the resident bring the concern to her and asked Supervisor Thompson for the resident's email and physical address. Supervisor Thompson addressed concerns over the Board vote for the increased public record service fee, and asked District Counsel a question about District Management's legal authority regarding peaceful political speech related to HOA campaigning on CDD property.

IV. Professional Vendor Presentations

A. Discussion of Peter Chow – Tennis

Ms. Thibault presented the discussion, recapping what had been discussed at the previous meeting. The Board explained the concern to Mr. Chow.

B. Amenity Incident Involving William Kuhns

Ms. Thibault introduced Mrs. Kuhns, explained her request to delay the amenity suspension hearing until Mr. Kuhns' other legal matters are resolved, and informed the Board of their options moving forward.

> On a MOTION by Chairman Pellan, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Agreed to Continue Mr. Kuhns' Suspension until he is able to Address the Board and to Reinstate the Amenity Privileges for his Spouse and Children for the Long Lake Ranch Community Development District.

Ms. Sandy asked that Mrs. Kuhn reach out when they were ready to have the issue addressed by the Board.

C. District Engineer – Stantec

1. Presentation of Field Observation Report Roseate Dr.

Mr. Woodcock presented the report, explaining how the erosion was caused and their recommendations. He noted the proposals would be brought to the next meeting. The Board discussed the gutters and the resident's distance from the pond. Mr. Woodcock advised that this occurred with other properties and suggested recommending an energy dissipator in the letter to the resident. Ms. Thibault advised that she would send the letter once Mr. Woodcock returned the requested information to her.

2. Discussion of Final Restoration of Drainage Matter

The Board discussed checking to see if the pipe was removed to ensure compliance with the permit, noting that the resident claimed they had removed the pipe. Ms. Sandy encouraged caution over being able to prove, if there was damage to the pipe, what caused it. She emphasized that trying to prove damage to the pipe would be difficult in the future if they did not confirm its current status. Mr. Woodcock stated that it was unlikely to cause damage to the sewer pipe.

> On a MOTION by Chairman Pellan, SECONDED by Supervisor Clawson, WITH A NAY FROM SUPERVISORS SMITH AND TWOMEY, the Board Agreed to Send Another Letter to the Resident Asking them for Evidence Validating that the Pipe was Removed, Adding that if Evidence Cannot be Provided, the Resident Would bear the Costs to have a Professional Conduct a Review of the Area in Order to Ensure the District's Responsibility to Remain Compliant with the SWFWMD Permit for the Long Lake Ranch Community Development District.

> On a MOTION by Supervisor Thompson, SECONDED by Supervisor Twomey, WITH A NAY FROM SUPERVISORS PELLAN AND CLAWSON, the Board Agreed to Amend the Prior Motion for the Long Lake Ranch Community Development District.

Supervisor Thompson motioned to send another letter to the resident requesting evidence, noting that if evidence could not be provided, the resident would have to cover the cost to have a professional investigate in order to remain compliant with the SWFWMD permit. Supervisor Twomey seconded the motion. Supervisors Smith, Twomey, and Thompson voted nay. The motion failed. There was no direction for further action to be taken by the District Management team.

D. GHS Environmental Aquatic Maintenance Service Report

1. Aquatic Maintenance Log

Ms. Thibault briefly presented the report. Supervisor Clawson asked for clarification on Mr. Burnett's plan of attack for the plants showing signs of stress.

E. Red Tree Landscape

1. Landscape Maintenance Report

Mr. Burkett presented the report, noting the stressed flower beds and the potential for a winter rotation. He reported that a truck backed onto the grass that may have hit a bubbler, noting that they had shut down the line to check. Ms. Thibault requested the resident address / email address.

2. Irrigation Report

Mr. Burkett presented the report and commented on the status of the plant material.

3. Field Maintenance Report

The Board discussed the mulch schedule, with Red Tree noting they would have to discuss with the landscaper. The Board discussed the alternative tree options for the basketball court. Chairman Pellan shared his research and suggested returning to the Sweet Gums. He noted that they had not received a proposal or the Sweet Gum Trees. The Board requested proposals for shade trees by the playground be brought to the next meeting. The Board also discussed swapping the trees in the provided proposal. Mr. Burkett outlined the timeline of the basketball court project.

Mr. Burkett and Ms. Thibault discussed the maintenance of the grass by the District fence line. Ms. Sandy confirmed that the District had a responsibility to maintain the property up to the property/fence line.

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

Mr. Burkett presented the proposals. The Board and Ms. Thibault outlined their stipulations, noting that they would require the manufacture date of the pump. Ms. Thibault asked for a revised proposal for a wall mount instead of a pedestal mount. She advised that the 3 pumps were added to their insurance policy.

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

Mr. Burkett presented the proposals. The Board and Ms. Thibault outlined their stipulations, noting that they would require the manufacture date of the pump and that it not be earlier than 2026. Ms. Thibault advised that the 3 pumps were added to their insurance policy. She asked for a revised proposal for a wall mount instead of a pedestal mount, the pressure tank, and surge protector.

On a MOTION by Supervisor Clawson, SECONDED by Supervisor Smith, WITH A NAY FROM SUPERVISOR TWOMEY, the Board Approved the Red Tree Revised Proposal for $15,720, with the Surge Protector, 5 Year Warranty, and Date Manufactured Included, with the Pressure Tank Included If Needed for the Long Lake Ranch Community Development District.

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

The Board agreed to wait on this item until the decoder and wall mount amounts were verified.

7. Consideration of Red Tree Red Maple Tree Removal and Installation Proposal - $1,225.00

The Board briefly discussed the proposal.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the Red Tree Red Maple Tree Removal and Installation Proposal for $1,225.00 for the Long Lake Ranch Community Development District.

8. Consideration of RD Tree Landscape Enhancement Proposal - $1,164.00

The Board briefly discussed the proposal.

> On a MOTION by Supervisor Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Red Tree Landscape Enhancement Proposal for $1,164.00 for the Long Lake Ranch Community Development District.

F. District Counsel

Ms. Sandy updated the Board on the Pool Doctors litigation, advising that they had filed a response, and the updated cost was about $20,000. Supervisor Smith expressed concerns over the cost to pursue litigation, noting he did not want to spend $100,000 to get back $80,000. The Board briefly discussed litigation before Ms. Sandy suggested holding a shade session so the Board could receive more detailed information.

V. Business Items

VI. Amenity General Manager & Field Manager

A. Presentation for Discussion – Amenity & Field Status Report

Ms. Thibault confirmed she would send an email to 813 towing regarding the signs. The Board noted there had not been any towing. Ms. Thibault confirmed she would address that issue with them. Mr. York reported on the pressure washing, the architectural signs, the monument lighting, and the orange fence for the basketball court. Ms. Thibault asked Mr. York to check on the fencing nightly and report to the Board at the next meeting. Ms. Thibault and Mr. York discussed security to patrol the park areas after school hours, noting the adolescents on electric bikes/scooters. The Board discussed the playground usage.

Supervisor Clawson expressed concerns over Duke Energy and having to wait until March for streetlights.

B. Presentation of Costco Loungers - $499.99

Mr. York presented the Costco loungers, noting his suggestion that they purchase 15 chairs for $7,500. Chairman Pellan noted he needed to leave the meeting at 8:02.

> On a MOTION by Supervisor Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Approved the Proposal for 15 Costco Loungers for $7,500 for the Long Lake Ranch Community Development District.

Supervisor Clawson noted the fountain light was not working and discussed the quarterly report. Ms. Thibault advised that the water restrictions were extended to March. Supervisor Clawson noted the Nightshade fence required repair.

VII. Financial & Administrative Matters

A. Consideration for Acceptance of September 2026 Unaudited Financial Statements

- Ms. Thibault reported that the financial statements did not include the excess fees of $5,926 that she had notified the Board of via email. She reminded the Board that the pool resurfacing, the 3 irrigation pumps, and the court project would come out of the general fund. Ms. Thibault informed the board that they were trending favorably because of the $469,000 they had isolated and asked the Board if they wanted to assign an amount to projects and increase the amount for the transfer to the reserves for the new fiscal year. The Board agreed to transfer $125,801 and assign $370,000 for capital projects.

> On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Agree to Transfer $125,801 and Assign $370,000 for Capital Projects for the Long Lake Ranch Community Development District.

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

A. Presentation of Check Details for September 2026

- Ms. Thibault briefly presented the check details. Supervisor Smith noted the water bill had been significantly lower since the pool had been closed.

B. Consideration of Approval – The Minutes of the Board of Supervisors Regular Meeting Held October 1, 2026

- Supervisor Thompson noted line 210 should say 2026.

On a MOTION by Supervisor Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Accepted the Minutes of the Board of Supervisors Regular Meeting Held October 1 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

2. Resolution 2027-01 Officer Designation

Ms. Thibault presented the items for ratification.

On a MOTION by Supervisor Clawson SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board Ratified the CodeBlackIT Invoice and Resolution 2027-01 for the Long Lake Ranch Community Development District.

VIII. Staff Reports

A. District Manager

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

On a MOTION by Supervisor Clawson SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board Approved the Financial Statements Audit for the Long Lake Ranch Community Development District.

IX. Other Items to be Introduced

1. Pro Remodeling Plus - $15,750.00 – With Workmanship Warranty

Ms. Thibault advised that they were finding a hard time finding vendors due to the concerns that a hard spray would penetrate through the aluminum material of the mailboxes. Supervisor Twomey suggested the proposal be brought back to the next meeting, revised, and asked that Mr. York reach out to other vendors.

X. Audience Comments – New Business

Supervisor Smith left the meeting at 8:38. A resident asked if the swings could be oiled, noting the noise. Another resident asked about the liability for damage or personal injury on CDD property. The Board discussed trespassing, alligators and other wildlife, signage behind the homes, and adolescents slamming into the gates. Ms. Sandy confirmed signage could be placed if it was consistent with the District policies. Ms. Thibault directed Mr. York to identify areas, mainly the throughways and common areas, for trespassing signage.

XI. Supervisor Requests

Supervisor Thompson reiterated his concerns about political campaigning on CDD property. Ms. Sandy advised that she had not seen a prohibition against politicking for the HOA election on CDD property upon a quick review of the policies. The Board and Ms. Sandy discussed the public records request fee structure.

XII. Adjournment

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

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Clawson, 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 20

RETURN TO AGENDA

Meeting Date	Vendor	Amount	Brief Item Description
10.01.2026	ADS	$ 1,150.00	Pool ramp Handrail Stabilization
10.01.2026	Red Tree	$ 54,000.00	Mulch
10.01.2026	GB Collins	$ 5,000.00	Pool Oversight
10.01.2026	Code Black	$ 396.00	IT Services
11.05.2026	Red Tree	$ 15,720.00	Replacement of Pump
11.05.2026	Red Tree	$ 1,225.00	Red Maple Tree Removal-Seranova & Bittern
11.05.2026	Red Tree	$ 1,164.00	Primrose Estates Gate Entrance & Monument Plant Beds
11.05.2026	Costco	$ 7,500.00	Loungers for Pool - 15
11.05.2026	Reserve Fund	$ 125,801.00	Tsfer Addtl Amt to Reserve
11.05.2026	Assign for Capital Projects	$ 370,000.00	General Fund Assign
11.05.2026	Cooper Pools	$ 1,513.50	Stenner Pumps

EXHIBIT 21

RETURN TO AGENDA

Fence FL

5151 US Highway 98 North | Lakeland, Florida 33809
(813) 753-0210 | contact@fencefl.com | https://fencefl.com

RECIPIENT:

Bill York
19037 Long Lake Ranch Boulevard
Lutz, Florida 33558

Estimate #32

Sent on	Aug 01, 2026
Total	**$599.00**

Product/Service	Description	Qty.	Unit Price	Total
Aluminum Gate Repair | Gate #1	Services to restore strength, functionality, and appearance by fixing damage, replacing worn components, and ensuring smooth, secure operation.	1	$249.00	$249.00
Aluminum Gate Repair | Gate #2	Services to restore strength, functionality, and appearance by fixing damage, replacing worn components, and ensuring smooth, secure operation.	1	$149.00	$149.00
Materials | All Required	Materials provided for gate repair include all necessary hardware, fasteners, replacement parts, and supplies required to complete the repair safely and effectively.	1	$175.00	$175.00
Disposal Fee	Disposal fee includes the removal, hauling, and proper disposal of old fencing materials and related debris from the job site.	1	$26.00	$26.00

Total **$599.00**

This quote is valid for the next 30 days, after which values may be subject to change.

Approved 11/11/2026

William A. Pellan, Chairman
Long Lake Ranch CDD

EXHIBIT 22

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

MAINLINE REPAIR
NEAR SUNLAKE BLVD & LONG LAKE RANCH BLVD

IRRIGATION PROPOSAL

FOR

LONG LAKE RANCH CDD

Attention: Patricia Thibault, District Manager

November 23, 2026

Scope of Work

RedTree Landscape Systems will investigate and perform the necessary repairs to the mainline leak located behind the monument at the corner of Sunlake Boulevard and Long Lake Ranch Boulevard, behind 1591 Feather Grass Loop, on the CDD side within the palmettos. Upon completion of the repairs, the irrigation system will be tested to verify proper operation and confirm the leak has been resolved.

If the **"DO NOT EXCEED" amount is reached and additional work is required, a separate proposal will be submitted for approval before proceeding. **

DO NOT EXCEED: $2,600.00

Wm. A Pl

Authorized Signature to Proceed

11,24,26

Date of Authorization

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

EXHIBIT 23

RETURN TO AGENDA