

# Long Lake Ranch

COMMUNITY DEVELOPMENT DISTRICT



## ADVANCE MEETING PACKAGE

### DATE / TIME:

Tuesday, August 7, 2025  
6:00 P.M.

### LOCATION:

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



*Note: The Advance Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

c/o Anchor Stone  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746



Board of Supervisors  
**Long Lake Ranch Community Development District.**

Dear Supervisors:

A Regular Meeting of the Board of Supervisors of the Long Lake Ranch Community Development District is scheduled for **Tuesday, August 7, 2025, at 6:00 P.M.** at the **Long Lake Ranch CDD, Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558.**

The preliminary copy of the agenda for the meeting is attached. Additional support material will be distributed prior to the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Thibault*

Patricia Thibault  
District Manager

CC: Attorney  
Engineer  
District Records



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

**Date of Meeting:** Tuesday, August 7, 2025

**Time:** 6:00 P.M.

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

**TEAMS:**

[LINK](#)

Meeting ID: 262 710 408 082 2

Passcode: 4zE6pg2z

**CALL IN:**

**+1 (323) 538-4434**

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@AnchorStoneMgt.com](mailto:Patricia@AnchorStoneMgt.com)*

**I. Call to Order/ Roll Call**

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

**III. Supervisor Comments**

**IV. Professional Vendor Presentations**

**A. GHS Environmental Aquatic Maintenance Service Report (*to be distributed*) & Discussion of Pond Bank Cutback**

[EXHIBIT 1](#)

**B. Red Tree Landscape**

❖ Landscape Maintenance Report July 2025 (*to be distributed*)

[EXHIBIT 2](#)

❖ Discussion & Assessment of Drip Line Project (*to be distributed*)

[EXHIBIT 3](#)

❖ Discussion Status of Red Tree Projects:

1. Staking of Two Pine Trees on Serenoa
2. Dead Branch Tree Trimming
3. Removal of Garden Boxes

❖ Ratification of Controller Proposal - \$4,084.98

[EXHIBIT 4](#)

❖ Discussion of Trimming of Fence Lines

❖ Discussion of Hurricane Preparedness

**C. District Counsel**

- ❖ Discussion of Supervisors Approaching Law Enforcement Authorities on Behalf of the District
- ❖ Discussion of Transition Status

**V. Business Items**

**A. Public Hearing on the FY 2025-2026 Operating Budget**

1. Open the Public Hearing
2. Notice of Publication July 18, 2025 & July 25, 2025 [EXHIBIT 5](#)
3. Presentation of the FY 2025-2026 Budget [EXHIBIT 6](#)
4. Public Comments on the FY 2025-2026 Budget
5. Close the Public Hearing

**B. Consideration for Adoption of Resolution 2025-10; Annual Appropriation Resolution & Adopting the FY 2025-2026 Budget** [EXHIBIT 7](#)

**C. Public Hearing on the FY 2025-2026 Levying of O&M Assessments**

1. Open the Public Hearing
2. Presentation of the FY 2025-2026 Assessments [EXHIBIT 8](#)
3. Public Comments on the FY 2025-2026 Assessments
4. Close the Public Hearing

**D. Consideration for Adoption Resolution 2025-11; Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2025-2026 Budget** [EXHIBIT 9](#)

**VI. Amenity General Manager & Field Manager**

- ❖ Fence Repairs – Advanced Fence - Black Chain Fence Around Tennis Court & Fence Repair Behind Resident Home - \$1,625 [EXHIBIT 10](#)
- ❖ Discussion of Pool Surface Repairs – Pool Doctor [EXHIBIT 11](#)
- ❖ Consideration of Proposal for Pool Repair – Filter Cart Grid - \$2,860.00 [EXHIBIT 12](#)
- ❖ Ratification of Cooper Pool Proposal - \$1,376 [EXHIBIT 13](#)
- ❖ Discussion of Fencing in the Basketball Court
- ❖ Discussion of a Sign Audit
- ❖ Discussion of Towing in Foxtail – Street Parking & Visitor Spots
- ❖ Presentation & Discussion of Task List [EXHIBIT 14](#)



**VII. Financial & Administrative Matters**

A. Consideration for Acceptance of June 2025 Unaudited Financial Statements

[EXHIBIT 15](#)

Consideration of Acceptance of May 2025 Unaudited Financial Statements

B. Presentation of Check Details for June 2025

[EXHIBIT 16](#)

C. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 7, 2025

[EXHIBIT 17](#)

**VIII. Other Introduced Items**

A, Discussion of Monument at the Corner of 54 & Sun Lake

**IX. Staff Reports**

A. District Manager - Direction to Anchor Stone Staff from Supervisors

B. District Engineer

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

**XI. Supervisor Requests**

A. Supervisor Thompson

[EXHIBIT 18](#)

**XII. Adjournment**

## EXHIBIT 1

### RETURN TO AGENDA





**GHS Environmental  
PO Box 55802  
St. Petersburg, FL 33732-5802  
727-432-2820**

**Project: Long Lake Ranch**  
**No. of Ponds: 26 (See Map On File)**

**Actions Required At Time of Inspection**  
 G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)  
 A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)  
 F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)  
 S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)  
 L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed  
SM = Structure Maintenance  
M = Mowing/Brushcutting  
MF = Midge Fly Treatment  
\* = See Note

Service Date	Pond Maintenance Schedule																											Field Notes
	Big Lake	Borrow Expansion	Borrow Lake	FPM 4	FPM 5	FPM 6	FPM 7	FPM 7A	FPM 9	FPM 10	FPM 11 North	FPM 11 South	FPM 12	Pond 10	Pond 100	Pond 10A	Pond 110	Pond 20	Pond 30	Pond 40	Pond 50A	Pond 50B	Pond 60	Pond 70	Pond 80	Pond 90		
1/9/2025																											Field check.	
1/24/2025																											Field check.	
1/28/2025	T, SM,*	T	T	T	T	T	T	T	T	T	T	T	T, G	T	T	T	T	T	T	T, G	T	T, G	T	T	T	T	Trash pickup all ponds. *Email coordination with W. Hughes regarding broken skimmers on Big Lake control structures.	
2/3/2025	G																											
2/13/2025																											Field check.	
2/26/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
2/27/2025	*																							*		Placed order for delivery of grass carp for Big Lake and Pond 80. Availibilty and delivery for 12"-14" fish scheduled for April.		
3/7/2025																											Field check.	
3/12/2025																											Field check.	
3/18/2025																											Field check.	
3/25/2025		G	G			G	G, T	G	L	L	G	G				G										G		
4/2/2025	G						T	T														G					Removed roof shingles exposed from water level drop on FPM 7, 7A.	
4/17/2025														G	G		G								G	G		
4/25/2025		T	T								T	T	T		T		T			T			T					
4/28/2025	T			T	T	T	T	T	T	T				T		T		T	T		T	T		T	T	T		
4/30/2025	*																							*			* Coordination with fish vendor. 12" - 14" grass carp are available and scheduled for delivery on May 2, 2025.	
5/2/2025	*																							*			Installed 37 grass carp into Pond 80 and 343 grass carp into the Big Lake. Grass carp were 12"-14".	
5/9/2025																									M		Mowed perimter of Pond 80 to reduce wax mrytle and overgrowth along the edge.	
5/13/2025	M																				M			M		M	Mowed edges to reduce overgrowth.	
5/19/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds. Still finding shingles in ponds from hurricanes as water levels drop.	
5/28/2025																											Field check.	
6/6/2025																								*			* Email coordination with P. Thibault concerning resident email on Pond 70.	
6/12/2025												G	G				G											
6/13/2025										L						L								L, S				
6/26/2025	G																			G			G					
6/30/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	
7/1/2025																									*		*Email coordination with P. Thibault, J. O'Reilly and B. Pellán on treating vegetation and lilies on north end/neck of Pond 90.	
7/2/2025									L, G	L				L										L		L	Water lily reduction.	
7/7/2025	M													M		M		M	M					M		M	Brushcut wax mrytles and Carolina willow popping up along pond edge, boardwalk.	
7/8/2025																								S		S	Hydrilla treatments. Phone coordination with B. York. Attended CDD meeting.	
7/14/2025																											Field meeting with J. Burkett, B. York and J. O'Reilly to review pond edges and delineation of mowing.	
7/17/2025							L		L	L														S	S, L		Hydrilla treatments and water lily reduction.	
7/22/2025																											Field check.	
7/28/2025									M																		Mowed edge of FPM 9 to reset maintenance line to the original planting zone.	
7/31/2025	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Trash pickup all ponds.	

## EXHIBIT 2

### RETURN TO AGENDA



LONG LAKE  
RANCH



LONG LAKE  
RANCH

**EXHIBIT 3**

**RETURN TO AGENDA**





LONG LAKE  
RANCH



**EXHIBIT 4**

**RETURN TO AGENDA**





## Proposal #327

Date: 7/29/2025

### Customer:

Patricia Thibault  
Anchor Stone Management  
255 Primera Boulevard Suite 160  
Lake Mary, FL 32746

### Property:

Long Lake Ranch Community  
Development District  
19037 Long Lake Ranch Blvd  
C/o Vesta Property Management  
Lutz, FL 33558

## Across from Clubhouse Controller

We believe this controller had a mild lightning strike and is not functioning properly.

### Default Group

#### IRR - Update/Install

##### Items

Labor - Irrigation 3  
Hunter ACC2 Decoder Controller Module 75 Station Plastic\*  
Hunter ACC2 Decoder Expansion Module 75 Station\*  
Mini Click Rain Sensor\*

**IRR - Update/Install:** \$4,084.98

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**Total** **\$4,084.98**

Terms & Conditions

- **Manufacturer’s Warranty:** Most irrigation components installed by the Contractor are covered by the manufacturer’s warranty only. The Contractor does not provide any additional warranties on irrigation parts beyond what is offered by the manufacturer. Labor associated with irrigation repairs or part replacements is not covered under warranty.
- **Force Majeure / Acts of God:** The contractor shall not be held liable for any delays, damages, or failures to perform resulting from events beyond reasonable control, including but not limited to acts of God, natural disasters, extreme weather conditions, or other unforeseen occurrences.

By \_\_\_\_\_  
Matthew Olson

Date 7/29/2025  
RedTree Landscape Systems LLC

By \_\_\_\_\_

Date \_\_\_\_\_  
Long Lake Ranch Community  
Development District

**EXHIBIT 5**

**RETURN TO AGENDA**



## LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Long Lake Ranch Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 7, 2025  
TIME: 6:00 p.m.  
LOCATION: Long Lake Ranch Amenity Center  
19037 Long Lake Ranch Blvd.  
Lutz, Florida 33558

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	EAU/ERU Factor	Proposed O&M Assessment*
Townhomes	199	Admin O&M 1 / Field O&M 0.85	\$1,741.67
Single Family 45'	175	Admin O&M 1 / Field O&M 0.95	\$1,923.56
Single Family 55'	316	Admin O&M 1 / Field O&M 1	\$2,014.51
Single Family 65'	160	Admin O&M 1 / Field O&M 1.05	\$2,105.46

\*includes collection costs and early payment discounts

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on all benefitted property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the

property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

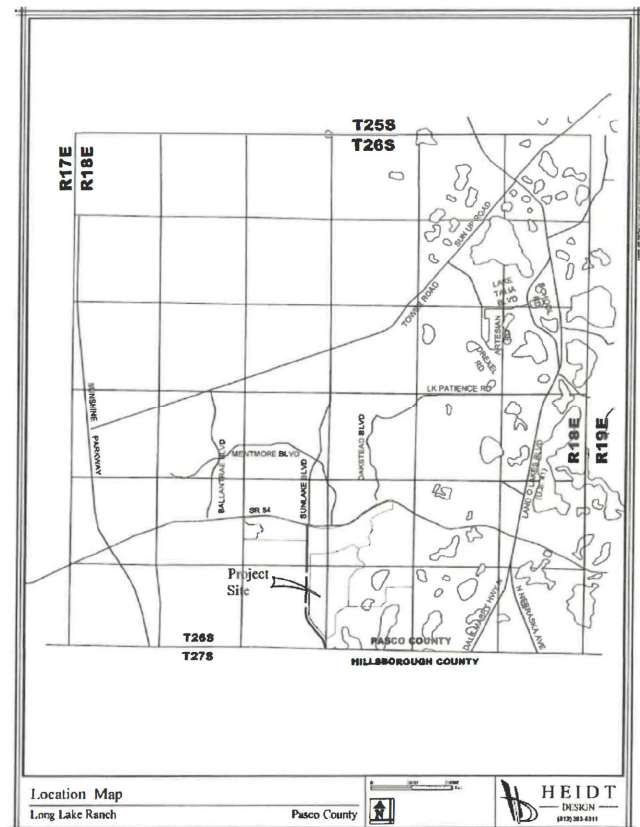
#### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 Ph: (407) 698-5350 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://longlakeranchcdd.org>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



July 18, 2025

25-01484P

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND  
NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.**

The Board of Supervisors (“**Board**”) of the Long Lake Ranch Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025  
TIME: 6:00 p.m.  
LOCATION: Long Lake Ranch Amenity Center  
19037 Long Lake Ranch Blvd.  
Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Anchor Stone Management, LLC, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 Ph: (407) 698-5350 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://longlakeranchcdd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting 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 and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
July 25, 2025

25-01536P

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**EXHIBIT 6**

**RETURN TO AGENDA**





# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT



**PROPOSED OPERATING BUDGET  
OCTOBER 1, 2025 – SEPTEMBER 30, 2026**

# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

## **BUDGET DEVELOPMENT:**

FLORIDA STATUTE 189.418:

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

***(A Balanced Budget)***

# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

## **BOARD BUDGET DEVELOPMENT:**

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

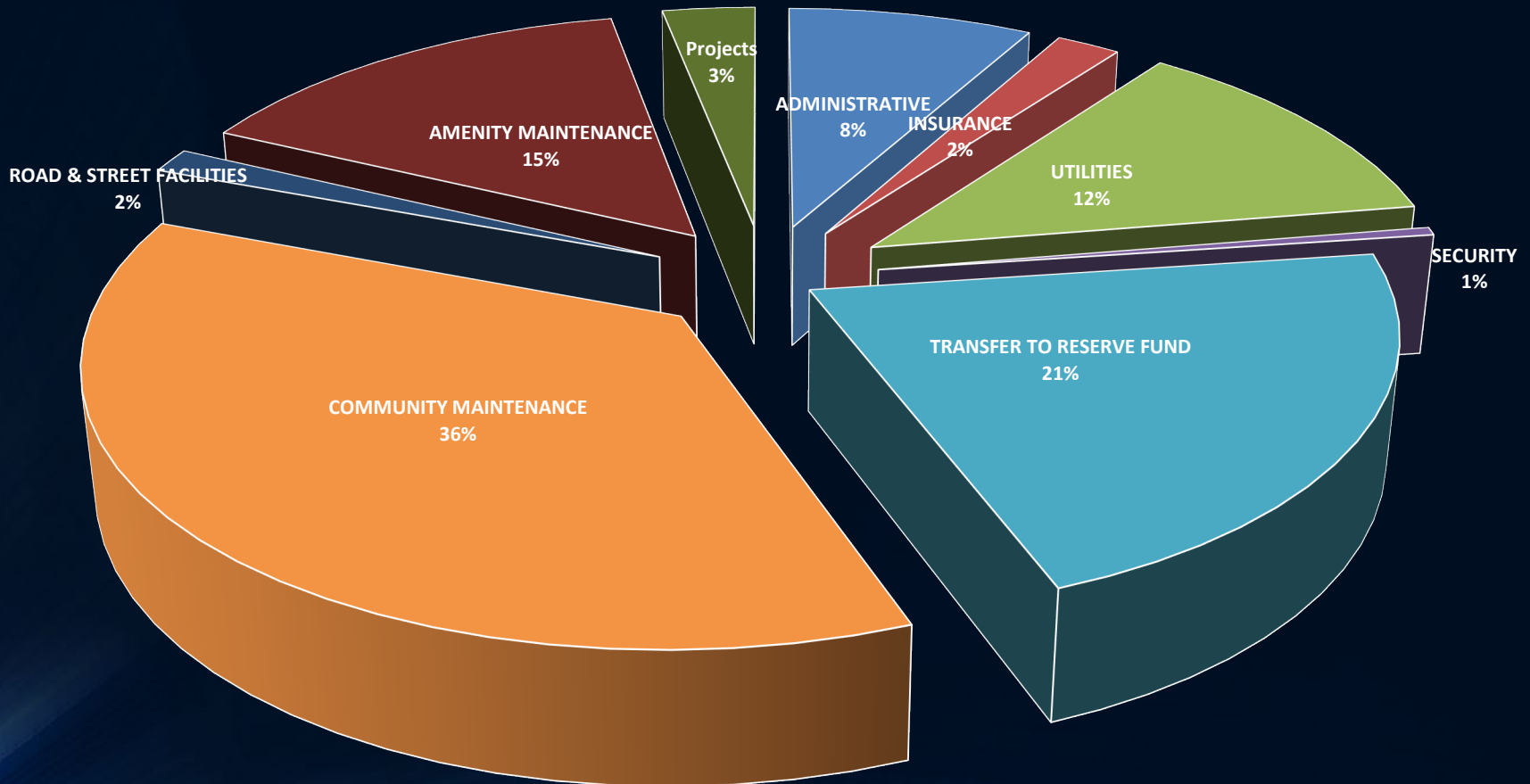
# LONG LAKE RANCH CDD

## Projected Fiscal Year 2026 Assessments

	PER UNIT ANNUAL ASSESSMENT, GROSS <sup>(2)</sup>							
UNIT SIZE & PHASE	TOTAL O&M & RES PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	PROPOSED TOTAL PER UNIT <sup>(3)</sup>	FY 2025 TOTAL PER UNIT	CHANGE, \$\$	CHANGE, %
PHASES 1 & 2								
TOWNHOME/ATTACHED	\$1,736.64	\$637.76			\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94	\$850.34			\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59	\$1,062.93			\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24	\$1,169.22			\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 3								
TOWNHOME/ATTACHED	\$1,736.64		\$637.76		\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94		\$850.34		\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59		\$1,062.93		\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24		\$1,169.22		\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 4								
SINGLE FAMILY 45'	\$1,917.94			\$850.04	\$2,767.98	\$2,718.06	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59			\$1,062.55	\$3,071.14	\$3,018.03	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24			\$1,168.80	\$3,268.04	\$3,211.73	\$56.30	1.8%

# LONG LAKE RANCH CDD

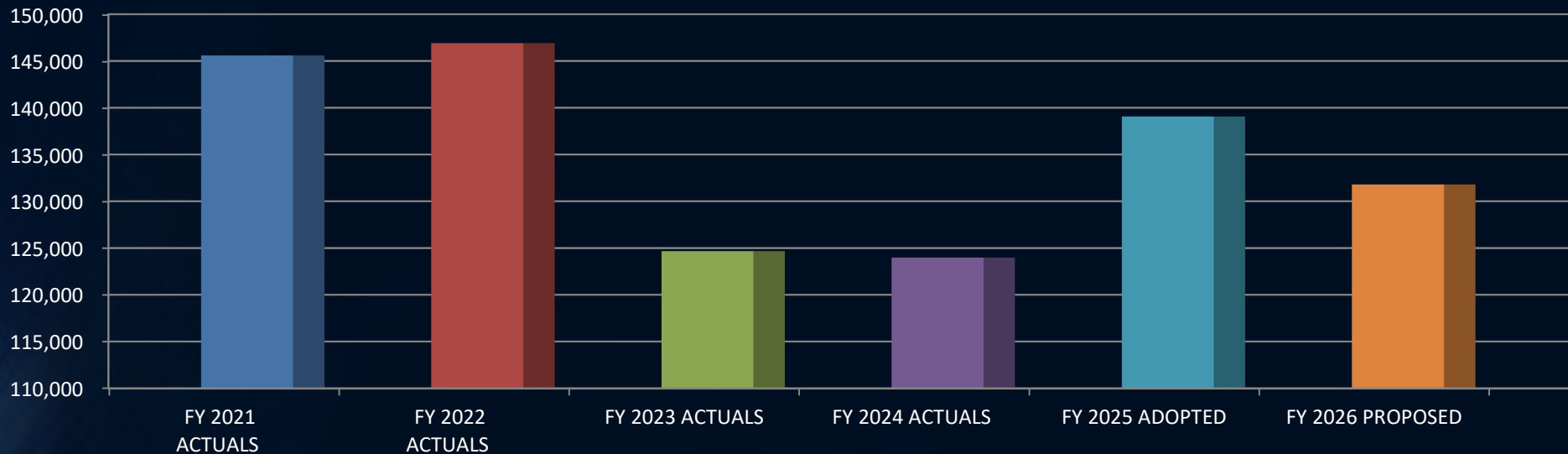
FY 2026 Expenditure Summary: \$1,635,231



# LONG LAKE RANCH CDD

Administrative: \$131,829

## Administrative Expenses



# LONG LAKE RANCH CDD

Administrative: 8%

Decrease of \$7,246

## Highlights:

Decrease in district management & administrative of \$10,000 due to new management contract with

**ANCHOR STONE**

Increase of \$5,000 for District Counsel

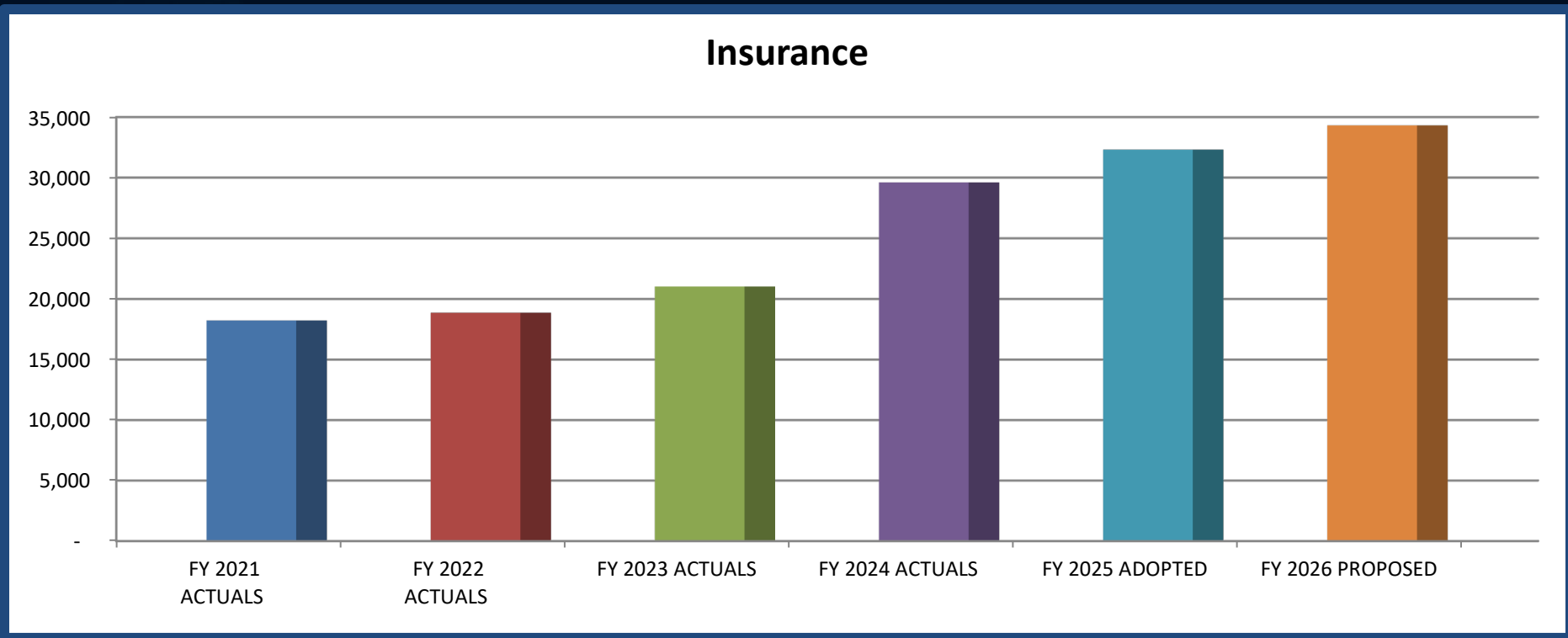
Decrease of \$4,000 for District Engineer

Increase of \$1,754. Increase was confirmed with trustee



# LONG LAKE RANCH CDD

Insurance: \$34,313



# LONG LAKE RANCH CDD

Insurance: 2%

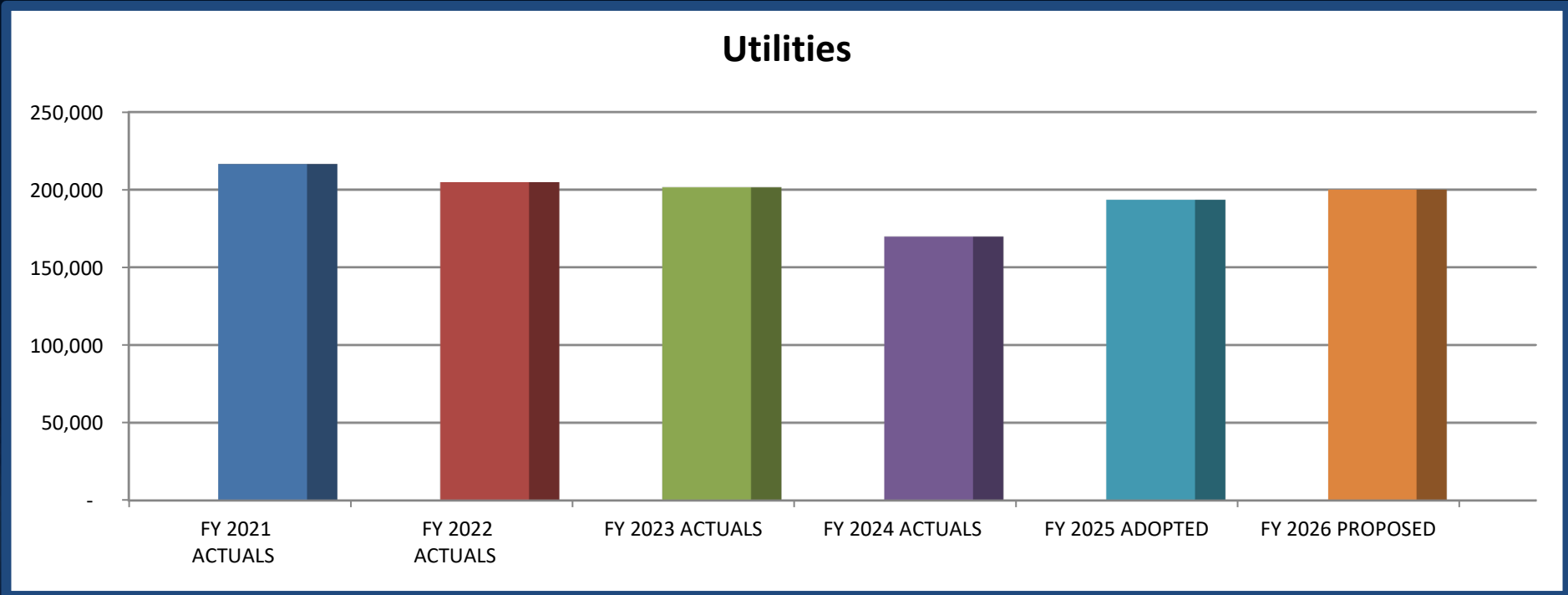
Increase of \$2,000

## Highlights

Confirmed the increase of \$2,000 with the insurance carrier – EGIS

# LONG LAKE RANCH CDD

Utilities: \$200,070



# LONG LAKE RANCH CDD

Utilities : 12%

Increase of \$6,750

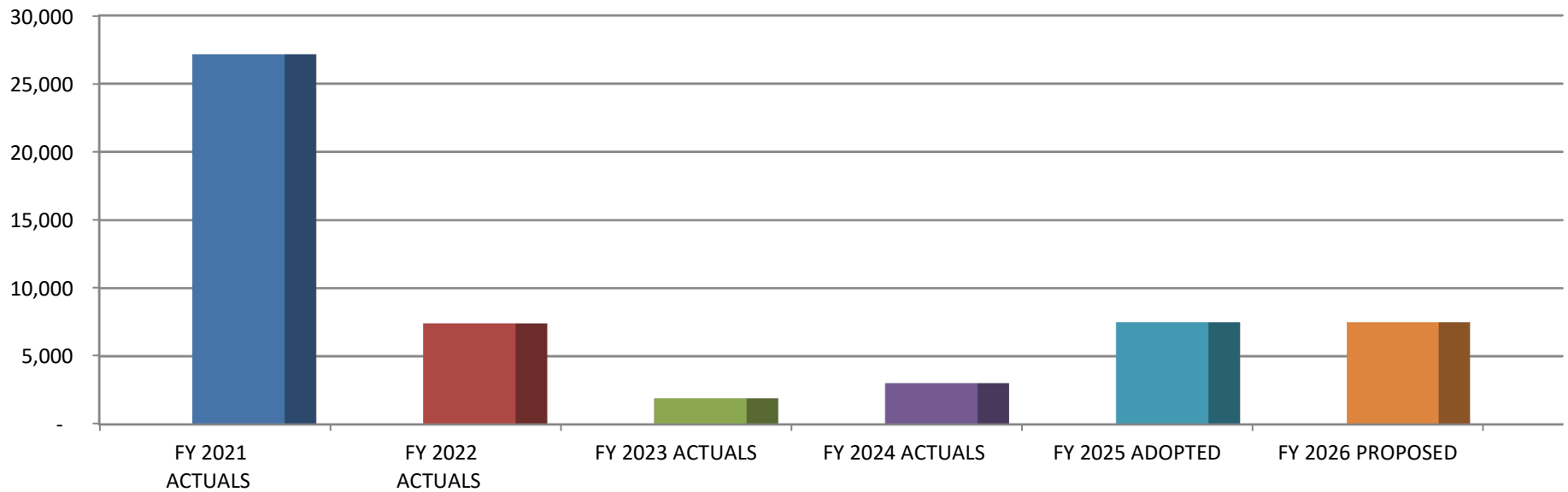
Highlights :

All utility lines were increased in light of increases anticipated from the various utility authorities

# LONG LAKE RANCH CDD

Security: \$7,500

Security



# LONG LAKE RANCH CDD

Security: 0.46%

Decrease of \$1,748

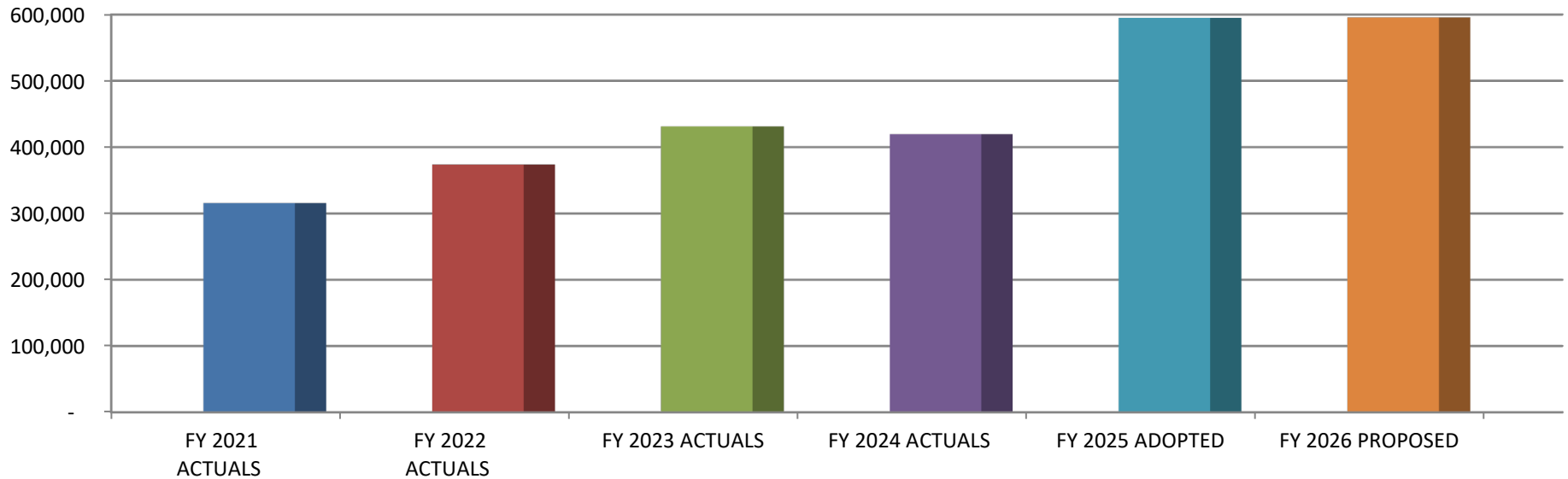
Highlights:

No change from FY 2025

# LONG LAKE RANCH CDD

Community Maintenance: \$595,673

Community Maintenance





# LONG LAKE RANCH CDD

Community Maintenance: 36.43%

Increase of \$627

## Highlights:

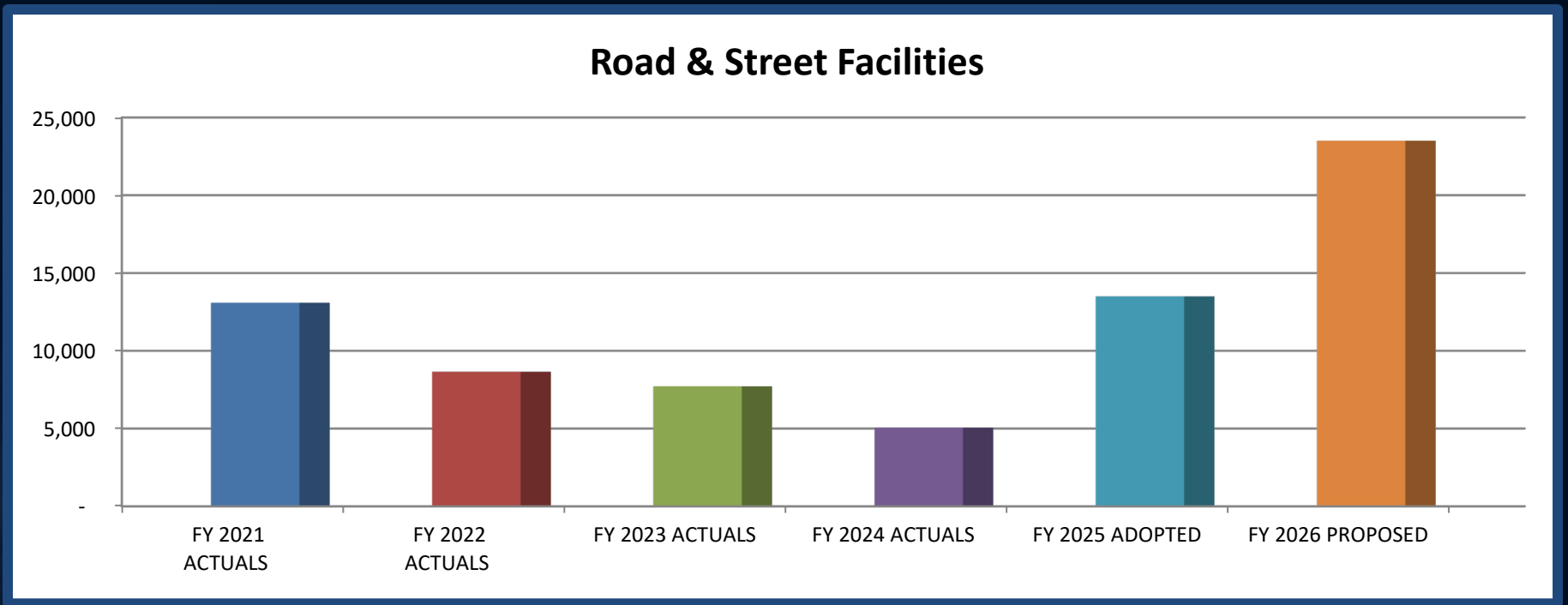
Decrease of \$2,000 in Volunteer Supplies as the community garden is no longer on going

Increase in pressure washing of \$2,000 for various projects in the District

Increase in Field Contingency of \$627

# LONG LAKE RANCH CDD

Road & Street Facilities: \$23,500



# LONG LAKE RANCH CDD

Road & Street Facilities: 1.44%

Increase of \$10,000

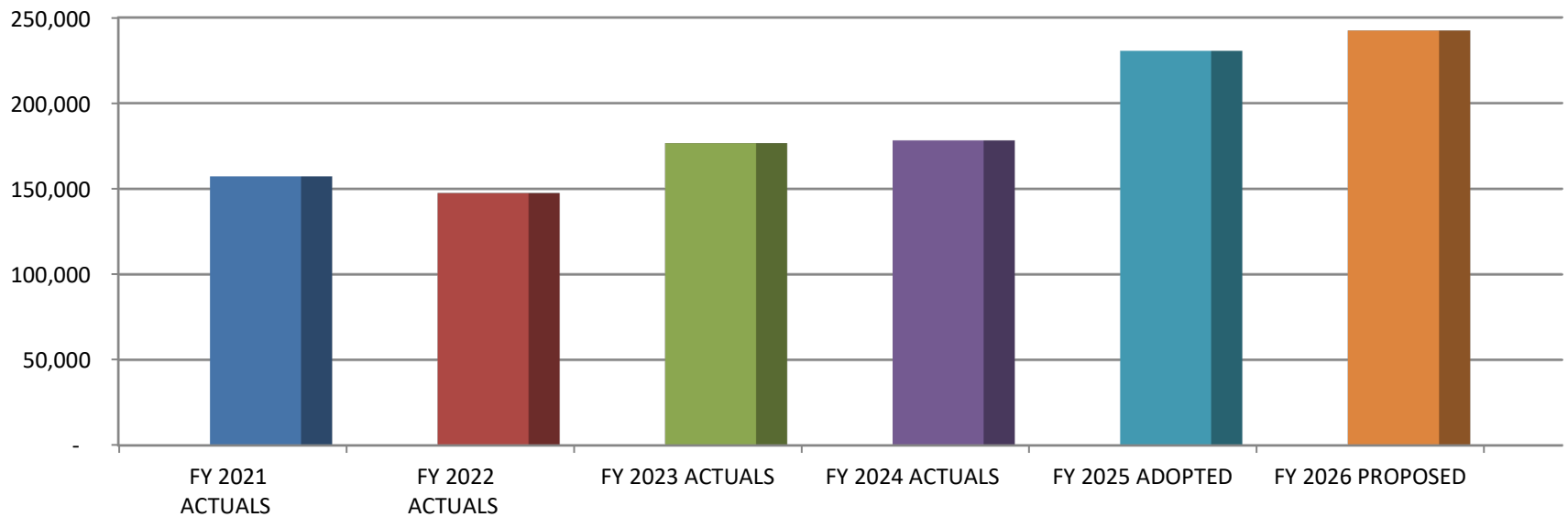
Highlights:

Increase of \$10,000 to account for the replacement of signage in the District

# LONG LAKE RANCH CDD

Amenity Maintenance: \$242,346

Amenity Maintenance



# LONG LAKE RANCH CDD

Amenity Maintenance : 15%

Increase of \$11,828

## Highlights:

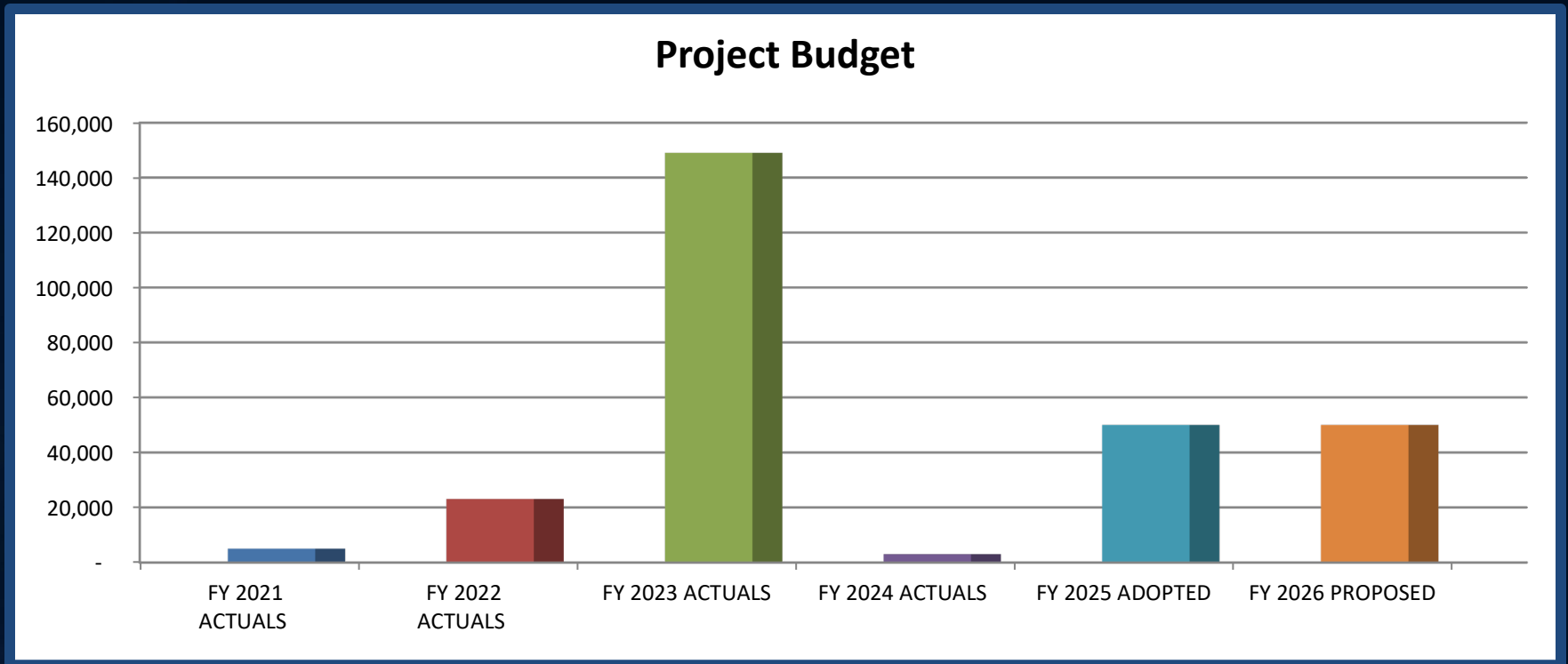
Increase of \$14,199 for Clubhouse Management to maintain sustainability in high quality team members

Increase of \$89 for seasonal pool monitors

Decrease of \$2,460 in dog waste station supplies

# LONG LAKE RANCH CDD

Projects: \$50,000



# LONG LAKE RANCH CDD

Projects: 3%

## Highlights:

The Board has established in FY 2025 a reserve amount of \$287,256 to address any capital project needs for FY 2026

# LONG LAKE RANCH CDD

Other Financing Sources: 21%

Increase of \$50,000

## Highlights:

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



- QUESTIONS?

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# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FISCAL YEAR 2026 PROPOSED ANNUAL BUDGET

### Long Lake Ranch COMMUNITY DEVELOPMENT DISTRICT



		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
1	REVENUE						
2	ASSESSMENTS LEVIED						
3	ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,212,116	1,481,316	1,202,714	(9,402)
4	ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	-	350,000	50,000
5	COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-
6	EARLY PAYMENT DISCOUNT	-	-	-	-	-	-
7	EXCESS FEES	-	7,081	-	-	-	-
8	FUND BALANCE FORWARD	-	-	47,896	-	76,518	28,622
9	ASSESSMENTS LEVIED Total	1,172,505	1,223,274	1,560,012	1,481,316	1,629,231	69,219
10	ADDITIONAL REVENUE						
11	TENNIS	1,320	1,200	1,440	-	6,000	4,560
12	ROOM RENTALS	1,445	540	-	240	-	-
13	INTEREST	-	-	-	14,917	-	-
14	ADVERTISEMENT RENTAL	9,600	-	-	-	-	-
15	MISC. REVENUE	997	6,796	-	1,125	-	-
16	ADDITIONAL REVENUE Total	13,362	8,536	1,440	16,282	6,000	4,560
17	REVENUE Total	1,185,867	1,231,810	1,561,452	1,497,598	1,635,231	73,779
18	EXPENDITURES						
19	ADMINISTRATIVE						
20	SUPERVISORS - REGULAR MEETINGS	11,547	8,000	13,000	5,800	13,000	-
21	SUPERVISORS - WORKSHOPS	1,200	-	1,000	-	1,000	-
22	PAYROLL TAXES (BOS)	581	505	1,071	551	1,071	-
23	PAYROLL SERVICES FEES	654	600	700	400	700	-
24	DISTRICT MANAGEMENT	19,954	20,000	20,000	10,000	15,000	(5,000)
25	ADMINISTRATIVE	11,000	10,788	10,000	5,587	5,000	(5,000)
26	ACCOUNTING	11,057	10,667	10,000	5,000	10,000	-
27	ASSESSMENT ROLL PREPERATION	5,000	5,000	5,000	2,500	5,000	-
28	DISSEMINATION AGENT	3,000	4,000	3,000	1,500	3,000	-
29	MEETING OVERAGES	-	-	-	-	-	-
30	DISTRICT COUNSEL	30,812	47,974	40,000	18,750	45,000	5,000
31	DISTRICT ENGINEER	4,535	3,520	14,000	1,100	10,000	(4,000)
32	ARBITRAGE REBATE CALCULATION	1,150	650	1,500	650	1,500	-
33	TRUSTEE FEES	14,906	8,719	12,014	10,703	13,768	1,754
34	BANK FEES	52	-	150	-	150	-
35	AUDITING	3,950	-	3,700	-	3,700	-
36	REGULATORY PERMITS AND FEES	175	175	175	175	175	-
37	PROPERTY TAXES	375	731	250	-	250	-
38	SALES TAX	889	-	-	-	-	-
39	LEGAL ADVERTISING	2,303	1,002	1,500	357	1,500	-
40	WEBSITE HOSTING	1,538	1,672	2,015	1,788	2,015	-
41	MISC. SERVICE	-	-	-	-	-	-
42	ADMINISTRATIVE Total	124,678	124,003	139,075	64,861	131,829	(7,246)
43	INSURANCE						

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	32,313	31,032	34,313	2,000
45	<b>INSURANCE Total</b>	<b>21,029</b>	<b>29,610</b>	<b>32,313</b>	<b>31,032</b>	<b>34,313</b>	<b>2,000</b>
46	<b>UTILITIES</b>						
47	UTILITIES - ELECTRICITY	59,622	50,748	60,000	25,155	61,200	1,200
48	UTILITIES - STREETLIGHTS	130,434	98,356	115,000	49,871	117,300	2,300
49	UTILITIES - WATER/SEWER	9,029	18,626	15,000	8,359	18,000	3,000
50	UTILITIES - RECLAIMED WATER	-	-	-	-	-	-
51	UTILITIES - SOLID WASTE ASSESSMENT	-	815	1,500	-	1,530	30
52	UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	2,000	721	2,040	40
53	<b>UTILITIES Total</b>	<b>201,575</b>	<b>169,820</b>	<b>193,500</b>	<b>84,106</b>	<b>200,070</b>	<b>6,570</b>
54	<b>SECURITY</b>						
55	SECURITY MONITORING SERVICES	-	-	-	-	-	-
56	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	7,500	1,234	7,500	-
57	<b>SECURITY Total</b>	<b>1,906</b>	<b>3,026</b>	<b>7,500</b>	<b>1,234</b>	<b>7,500</b>	<b>-</b>
58	<b>COMMUNITY MAINTENANCE</b>						
59	FIELD SERVICES	5,051	5,034	5,000	2,500	5,000	-
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	5,000	2,113	5,000	-
61	AQUATIC MAINTENANCE	31,980	29,520	29,520	14,760	29,520	-
62	MITIGATION AREA MONITORING & MAINTENANCE	-	-	3,100	-	3,100	-
63	AQUATIC PLANT REPLACEMENT	-	-	2,750	-	2,750	-
64	STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-
65	MIDGE FLY TREATMENTS	-	-	-	-	-	-
66	FISH STOCKING	3,506	-	12,000	-	12,000	-
67	LAKE & POND MAINTENANCE	1,500	-	5,000	-	5,000	-
68	ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	2,500	-	2,500	-
69	LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	180,920	82,981	180,920	-
70	LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	72,000	49,500	72,000	-
71	LANDSCAPE REPLACEMENT ANNUALS - CONTRACT	38,178	32,724	39,996	-	39,996	-
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	90,760	11,792	90,760	-
73	TREE TRIMMING & MAINTENANCE	675	40,500	45,000	57,550	45,000	-
74	OTHER LANDSCAPE - FIRE ANT TREAT	4,475	-	4,500	-	4,500	-
75	IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	15,000	705	15,000	-
76	DECORATIVE LIGHT MAINTENANCE	4,000	9,000	15,000	38,469	15,000	-
77	VOLUNTEER SUPPLIES	-	-	2,000	-	-	(2,000)
78	PRESSURE WASHING	30,450	30,510	35,000	-	37,000	2,000
79	FIELD CONTINGENCY	21,463	26,589	30,000	13,236	30,627	627
80	<b>COMMUNITY MAINTENANCE Total</b>	<b>431,254</b>	<b>419,696</b>	<b>595,046</b>	<b>273,606</b>	<b>595,673</b>	<b>627</b>
81	<b>ROAD &amp; STREET FACILITIES</b>						
82	SIDEWALK REPAIR & MAINTENANCE	-	294	1,000	-	1,000	-
83	ROADWAY REPAIR & MAINTENANCE	7,200	-	2,500	-	2,500	-
84	SIGNAGE REPAIR & REPLACEMENT	516	4,768	10,000	-	20,000	10,000
85	<b>ROAD &amp; STREET FACILITIES Total</b>	<b>7,716</b>	<b>5,062</b>	<b>13,500</b>	<b>-</b>	<b>23,500</b>	<b>10,000</b>

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
86	AMENITY MAINTENANCE						
87	CLUBHOUSE MANAGEMENT	115,745	123,162	127,097	62,032	141,296	14,199
88	SEASONAL POOL ATTENDANTS	-	-	9,711	-	9,800	89
89	CELL PHONE FOR ATTENDANTS	-	-	100	-	100	-
90	POOL MAINTENANCE - CONTRACT	27,780	24,025	40,000	19,200	40,000	-
91	DOG WASTE STATION SUPPLIES	1,252	314	5,460	-	3,000	(2,460)
92	AMENITY MAINTENANCE & REPAIR	19,274	715	21,000	12,562	21,000	-
93	OFFICE SUPPLIES	265	1,920	1,200	93	1,200	-
94	FURNITURE REPAIR/REPLACEMENT	-	420	1,750	-	1,750	-
95	CLUBHOUSE CLEANING	-	-	-	-	-	-
96	POOL REPAIRS	2,474	10,399	2,000	5,293	2,000	-
97	POOL PERMITS	561	560	1,000	-	1,000	-
98	COMMUNICATIONS (TEL, FAX, INTERNET )	3,973	4,111	5,000	1,936	5,000	-
99	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	2,000	-	2,000	-
100	COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	1,000	-	1,000	-
101	PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	6,600	808	6,600	-
102	PEST CONTROL	1,200	1,330	3,600	570	3,600	-
103	CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	3,000	1,174	3,000	-
104	AMENITY MAINTENANCE Total	176,654	178,231	230,518	103,668	242,346	11,828
105	PROJECT BUDGET						
106	CAPITAL OUTLAY	149,034	3,015	50,000	-	50,000	-
107	PROJECT BUDGET Total	149,034	3,015	50,000	-	50,000	-
108	EXPENDITURES Total	1,113,846	932,463	1,261,452	558,507	1,285,231	23,779
109	OTHER SOURCES/USES						
110	OTHER FINANCING USES - TRANSFER TO RESERVES						
111	TRANSFER IN		331,026				-
112	TRANSFER TO DEBT SERVICE	-	-	-	-	-	-
113	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	-	350,000	50,000
114	TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-
115	COUNTY COLLECTION COSTS	-	-	-	-	-	-
116	OTHER FINANCING USES - TRANSFER TO RESERVES Total	198,094	331,026	300,000	-	350,000	50,000
117	OTHER SOURCES/USES Total	198,094	331,026	300,000	-	350,000	50,000
118	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	79,027	630,373	-	939,091	(0)	(0)
119	FUND BALANCE						
120	FUND BALANCE - BEGINNING (Audited for FY 23 YE)	126,616	449,370	1,079,743	1,031,847	1,031,847	
121	FUND BALANCE SOURCES/(USES)	243,725	-	(47,896)	-	(76,518)	
122	NET CHANGE IN FUND BALANCE	79,027	630,373	-	-	-	
123	FUND BALANCE Total	449,370	1,079,743	1,031,847	1,031,847	955,330	-
124	ANALYSIS OF FUND BALANCE (Audited FY 2021 and FY 2022)						
125	NON SPENADBALE	68,743	112,922	68,743	62,532	68,743	
126	ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242	210,242	
127	UNASSIGNED	186,298	663,792	465,606	1,746,060	389,089	
128	USE OF FUND BALANCE FORWARD	-	-	-	-	-	
129	ASSIGNED PROJECTS	-	-	287,256	-	287,256	
130	ASSIGNED - ASSET RESERVES	-	-	-	-	-	
131	ANALYSIS OF FUND BALANCE Total	449,370	1,079,743	1,031,847	2,018,834	955,330	-

STATEMENT 2

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2023	FY 2024	FY 2025	FY 2026	VARIANCE
	ACTUAL	ACTUAL	BUDGET	PROPOSED	FY25 TO FY26
1 REVENUES					
2 ALL REVENUES					
3 ASSESSMENTS LEVIED (NET ON-ROLL):	223,879	301,009	-	-	-
4 EXCESS FEES	-	-	-	-	-
5 INTEREST & MISCELLANEOUS	33,568	97,674	-	-	-
6 ALL REVENUES Total	257,447	398,683	-	-	-
7 EXPENDITURES					
8 CLUBHOUSE					
23 CLUBHOUSE Total	-	-	-	-	-
24 ENTRY AREAS					
28 ENTRY AREAS Total	-	-	-	-	-
29 FOXTAIL POOL AREA					
43 FOXTAIL POOL AREA Total	-	-	-	-	-
44 GROUNDS					
52 FENCING AND CAMERAS	-	-	-	-	-
53 FLOORING	-	-	-	-	-
54 GROUNDS Total	-	-	-	-	-
55 MAIL AREAS					
65 MAIL AREAS Total	-	-	-	-	-
66 MAIN POOL AREA					
67 POOL MUSHROOM WATERFALL	6,719	68,390	-	-	-
78 MAIN POOL AREA Total	6,719	68,390	-	-	-
79 RECREATION					
114 RECREATION Total	-	-	-	-	-
115 STREETS AND PARKING AREAS					
119 STREETS AND PARKING AREAS Total	-	-	-	-	-
120 WALLS AND FENCING					
128 WALLS AND FENCING Total	-	-	-	-	-
129 EXPENDITURES Total	6,719	68,390	-	-	-
130 OTHER SOURCES/(USES)					
131 OTHER FINANCING SOURCES & USES					
132 TRANSFER IN (OUT) FROM GENERAL FUND	95,544	(331,026)	300,000	350,000	50,000
133 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-	-	-
134 INCREASE IN RESERVE FUND BALANCE	-	-	-	-	-
135 OTHER FINANCING SOURCES & USES Total	95,544	(331,026)	300,000	350,000	50,000
136 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	346,272	(733)	300,000	350,000	50,000
137					
138 FUND BALANCE					
139 FUND BALANCE - BEGINNING - AUDITED FOR FY 23	906,833	1,253,105	1,252,372	1,552,372	300,000
140 NET CHANGE IN FUND BALANCE	346,272	(733)	300,000	350,000	50,000
141 FUND BALANCE Total	1,253,105	1,252,372	1,552,372	1,902,372	350,000



STATEMENT 3

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings) however, only 3 supervisors receive compensation.		13,000
21	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS (BOS)	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	PAYROLL TAXES (BOS)	FICA & FUTA	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	PAYROLL SERVICES FEES	Engage	
	Approximates \$50 per pay period & ye processing of \$50.		700
24	DISTRICT MANAGEMENT	ANCHOR STONE	
	Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.		15,000
19	ADMINISTRATIVE	ANCHOR STONE	
	Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.		5,000
26	ACCOUNTING	ANCHOR STONE	
	Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.		10,000
27	ASSESSMENT ROLL PREPERATION	ANCHOR STONE	
	Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.		5,000
28	DISSEMINATION AGENT	ANCHOR STONE	
	The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.		3,000
29	MEETING OVERAGES	ANCHOR STONE	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	DISTRICT COUNSEL	KUTAK ROCK	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.		45,000
31	DISTRICT ENGINEER	JOHNSON ENGINEERING	
	Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.		10,000
32	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	
	The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.		1,500
33	TRUSTEE FEES	US BANK TRUST, N.A.	
	Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is \$4,756.13; Series 2015A - \$4,256.13and Series 2016 is \$4,756.13.		13,768
34	BANK FEES	SOUTHSTATE	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	AUDITING	BERGER TOOMBS	
	State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.		3,700
36	REGULATORY PERMITS AND FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	
	Statutorily fixed.		175
37	PROPERTY TAXES	PASCO COUNTY	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		250
39	LEGAL ADVERTISING	VARIOUS PUBLICATIONS	
	The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.		1,500
40	WEBSITE HOSTING	SCHOOLSTATUS	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
42	ADMINISTRATIVE Total		131,829

18	<b>EXPENDITURES</b>	<b>VENDOR / PROVIDER</b>	<b>AMOUNT TOTAL</b>
43	<b>INSURANCE</b>		
44	<b>PUBLIC OFFICIALS, GENERAL LIABILITY &amp; PROPERTY INSURANCE</b>	<b>Florida Insurance Alliance (FIA)</b>	
	The district will incur expenditures for public officials and general liability insurance.		34,313
45	<b>INSURANCE Total</b>		<b>34,313</b>
46	<b>UTILITIES</b>		
47	<b>UTILITIES - ELECTRICITY</b>	<b>DUKE ENERGY</b>	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure.		61,200
48	<b>UTILITIES - STREETLIGHTS</b>	<b>DUKE ENERGY</b>	
	Duke energy monthly summary bill average \$8,500 and additional location on sunlake monthly averages \$350 per month.		117,300
49	<b>UTILITIES - WATER/SEWER</b>	<b>PASCO COUNTY UTILITIES</b>	
	Water and sewer services for 0 community center and 18981 long lake ranch Blvd. (Estimates for utilities are up 15%).		18,000
51	<b>UTILITIES - SOLID WASTE ASSESSMENT</b>	<b>COUNTY SANITATION</b>	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
52	<b>UTILITIES - SOLID WASTE REMOVAL</b>	<b>COUNTY SANITATION</b>	
	Solid waste disposal services.		2,040
53	<b>UTILITIES Total</b>		<b>200,070</b>
54	<b>SECURITY</b>		
55	<b>SECURITY MONITORING SERVICES</b>		
	Removed.		-
56	<b>SECURITY REPAIRS &amp; MAINTENANCE</b>		
	Various repairs & maintenance to the existing hardware infrastructure.		7,500
57	<b>SECURITY Total</b>		<b>7,500</b>
58	<b>COMMUNITY MAINTENANCE</b>		
59	<b>FIELD SERVICES</b>	<b>ANCHOR STONE</b>	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance (vesta proposed cpi increase of 5% for field services).		5,000
60	<b>FOUNTAIN SERVICE REPAIRS &amp; MAINTENANCE</b>	<b>LAKE DOCTORS</b>	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed.		5,000
61	<b>AQUATIC MAINTENANCE</b>	<b>GHS ENVIRONMENTAL</b>	
	Aquatic weed control in the 26 ponds/floodplain areas.		29,520
62	<b>MITIGATION AREA MONITORING &amp; MAINTENANCE</b>		
	Mitigation maintenance & compliance monitoring.		3,100
63	<b>AQUATIC PLANT REPLACEMENT</b>	<b>GHS ENVIRONMENTAL</b>	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization.		2,750
64	<b>STORMWATER SYSTEM MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
65	<b>MIDGE FLY TREATMENTS</b>	<b>GHS ENVIRONMENTAL</b>	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
66	<b>FISH STOCKING</b>	<b>GHS ENVIRONMENTAL</b>	
	Mosquito fish stocking.		12,000
67	<b>LAKE &amp; POND MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance.		5,000
68	<b>ENTRY &amp; WALLS MAINTENANCE &amp; POWERWASHING</b>	<b>MISCELLANEOUS</b>	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
69	<b>LANDSCAPE MAINTENANCE - CONTRACT</b>	<b>RED TREE</b>	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
70	<b>LANDSCAPE REPLACEMENT MULCH - CONTRACT</b>	<b>RED TREE</b>	
	The district adds 900 yards of cocoa shredded mulch at \$65 per yard and 1,500 bales of straw at \$9.00 Per bale.		72,000
71	<b>LANDSCAPE REPALCEMENT ANNUALS - CONTRACT</b>	<b>RED TREE</b>	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at \$2.75 Per annual.		39,996
72	<b>LANDSCAPE REPLACEMENT PLANTS &amp; SHRUBS</b>	<b>RED TREE</b>	
	Additional amounts appropriated for the replacement of plant assets.		90,760
73	<b>TREE TRIMMING &amp; MAINTENANCE</b>	<b>RED TREE</b>	
	Annual tree trimming and maintenance. Red tree second year of trimming contract is at \$43,350.		45,000
74	<b>OTHER LANDSCAPE -FIRE ANT TREAT</b>	<b>RED TREE</b>	
	As needed for the treatment of fire ants.		4,500
75	<b>IRRIGATION REPAIRS &amp; MAINTENANCE</b>	<b>RED TREE</b>	
	Estimated for parts & labor to repair the irrigation system.		15,000
76	<b>DECORATIVE LIGHT MAINTENANCE</b>	<b>TBD</b>	
	Holiday lighting for 12 entry monuments.		15,000
77	<b>VOLUNTEER SUPPLIES</b>		
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		-



18	<b>EXPENDITURES</b>	<b>VENDOR / PROVIDER</b>	<b>AMOUNT TOTAL</b>
78	<b>PRESSURE WASHING</b>		
	Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
79	<b>FIELD CONTINGENCY</b>		
	For miscellaneous unbudgeted expenses.		30,627
80	<b>COMMUNITY MAINTENANCE Total</b>		<b>595,673</b>
81	<b>ROAD &amp; STREET FACILITIES</b>		
82	<b>SIDEWALK REPAIR &amp; MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Repairs for any sidewalk related issues.		1,000
83	<b>ROADWAY REPAIR &amp; MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Repairs for any roadway issues.		2,500
84	<b>SIGNAGE REPAIR &amp; REPLACEMENT</b>	<b>MISCELLANEOUS</b>	
	Repairs for any street signs.		20,000
85	<b>ROAD &amp; STREET FACILITIES Total</b>		<b>23,500</b>
86	<b>AMENITY MAINTENANCE</b>		
87	<b>CLUBHOUSE MANAGEMENT</b>	<b>ANCHOR STONE</b>	
	Clubhouse manager= \$86,500, General Maintenance 25hrs/week \$32,500, Facility attendant/janitorial weekends= \$20,800, 1% Management fee (incl Seasonal Attendant line 88)		141,296
88	<b>SEASONAL POOL ATTENDANTS</b>	<b>ANCHOR STONE</b>	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		9,800
89	<b>CELL PHONE FOR ATTENDANTS</b>		
	Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
90	<b>POOL MAINTENANCE - CONTRACT</b>	<b>TBD</b>	
	Service to be performed 3x weekly for 2 pools, all chemicals are included. Included in the vesta contract.		40,000
91	<b>DOG WASTE STATION SUPPLIES</b>	<b>ANCHOR STONE</b>	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included.		3,000
	Replace trash can liners.		
92	<b>AMENITY MAINTENANCE &amp; REPAIR</b>	<b>MISCELLANEOUS</b>	
	As needed for the repair & maintenance.		21,000
93	<b>OFFICE SUPPLIES</b>	<b>MISCELLANEOUS</b>	
	Office supplies for the facility.		1,200
94	<b>FURNITURE REPAIR/REPLACEMENT</b>	<b>MISCELLANEOUS</b>	
	As needed for furniture repair & maintenance.		1,750
96	<b>POOL REPAIRS</b>	<b>ANCHOR STONE</b>	
	Additional service repairs for the pools.		2,000
97	<b>POOL PERMITS</b>	<b>STATE OF FLORIDA DEPARTMENT OF HEALTH</b>	
	Estimated.		1,000
98	<b>COMMUNICATIONS (TEL, FAX, INTERNET )</b>	<b>FRONTIER</b>	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,000
99	<b>FACILITY A/C &amp; HEATING MAINTENANCE &amp; REPAIRS</b>	<b>AS NEEDED</b>	
	As needed for repairs to HVAC system.		2,000
100	<b>COMPUTER SUPPORT MAINTENANCE &amp; REPAIR</b>	<b>AS NEEDED</b>	
	As needed repairs for the repairs of the computer system.		1,000
101	<b>PARK &amp; PLAYGROUND MAINTENANCE &amp; REPAIRS</b>	<b>AS NEEDED</b>	
	As needed for repairs to the athletic park.		6,600
102	<b>PEST CONTROL</b>		
	Pursuant to contract for pest control services.		3,600
103	<b>CLUBHOUSE JANITORIAL SUPPLIES</b>		
	Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
104	<b>AMENITY MAINTENANCE Total</b>		<b>242,346</b>
105	<b>PROJECT BUDGET</b>		
106	<b>CAPITAL OUTLAY</b>		
	Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		50,000
107	<b>PROJECT BUDGET Total</b>		<b>50,000</b>
108	<b>EXPENDITURES Total</b>		<b>1,285,231</b>

**STATEMENT 4**  
**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE REQUIREMENT**

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

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

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.

STATEMENT 5

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025-2026 PROPOSED BUDGET ASSESSMENT ALLOCATION

% in Expenditures (excl. Reserves)	12.93%	% in Expenditures (excl. Reserves)	87.07%	100.00%
O&M ADMIN BUDGET		O&M FIELD BUDGET & RESERVES TRANSFER		
NET O&M ADMIN BUDGET	\$166,142.39	NET O&M FIELD BUDGET	\$1,119,089.00	
Less: % of Cforward	-\$9,891.45	Less: % of Cforward	-\$66,626.05	
Less: Tennis Revenue		Less: Tennis Revenue	-\$6,000.00	
	\$0.00	NET RESERVES TRANSFER	\$350,000.00	
SUBTOTAL NET:	\$156,250.94	SUBTOTAL NET:	\$1,396,462.95	\$1,552,713.89
COUNTY COLLECTION COSTS	\$3,324.49	COUNTY COLLECTION COSTS	\$29,712.00	\$33,036.49
EARLY PAYMENT DISCOUNT	\$6,648.98	EARLY PAYMENT DISCOUNT	\$59,423.96	\$66,072.93
GROSS O&M ADMIN ASSESSMENT	\$166,224.41	GROSS O&M FIELD & RESERVES ASSESSMENT	\$1,485,598.88	\$1,651,823.29

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT				
	O&M	SERIES 2014A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2015A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
PHASES 1 & 2														
TOWNHOME/ATTACHE	116	116			1.00	116.0	13.65%	\$22,684.74	\$195.56	0.85	98.6	12.03%	\$178,765.01	\$1,541.08
SINGLE FAMILY 45'	86	86			1.00	86.0	10.12%	\$16,818.00	\$195.56	0.95	81.7	9.97%	\$148,124.76	\$1,722.38
SINGLE FAMILY 55'	144	142			1.00	144.0	16.94%	\$28,160.37	\$195.56	1.00	144.0	17.57%	\$261,076.69	\$1,813.03
SINGLE FAMILY 65'	35	35			1.00	35.0	4.12%	\$6,844.53	\$195.56	1.05	36.8	4.48%	\$66,628.95	\$1,903.68
PHASE 3														
TOWNHOME/ATTACHE	83		83		1.00	83.0	9.76%	\$16,231.32	\$195.56	0.85	70.6	8.61%	\$127,909.45	\$1,541.08
SINGLE FAMILY 45'	28		28		1.00	28.0	3.29%	\$5,475.63	\$195.56	0.95	26.6	3.25%	\$48,226.67	\$1,722.38
SINGLE FAMILY 55'	110		110		1.00	110.0	12.94%	\$21,511.39	\$195.56	1.00	110.0	13.42%	\$199,433.58	\$1,813.03
SINGLE FAMILY 65'	49		49		1.00	49.0	5.76%	\$9,582.35	\$195.56	1.05	51.5	6.28%	\$93,280.53	\$1,903.68
PHASE 4														
SINGLE FAMILY 45'	61			60	1.00	61.0	7.18%	\$11,929.05	\$195.56	0.95	58.0	7.07%	\$105,065.24	\$1,722.38
SINGLE FAMILY 55'	62			62	1.00	62.0	7.29%	\$12,124.60	\$195.56	1.00	62.0	7.57%	\$112,408.02	\$1,813.03
SINGLE FAMILY 65'	76			75	1.00	76.0	8.94%	\$14,862.42	\$195.56	1.05	79.8	9.74%	\$144,680.00	\$1,903.68
	850	379	270	197		850.0	100.00%	\$166,224.40			819.4	100.00%	\$1,485,598.90	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT, GROSS <sup>(2)</sup>					FY 2025 TOTAL PER UNIT	CHANGE, \$\$	CHANGE, %
	TOTAL O&M & RES PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	PROPOSED TOTAL PER UNIT <sup>(3)</sup>			
PHASES 1 & 2								
TOWNHOME/ATTACHE	\$1,736.64	\$637.76			\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94	\$850.34			\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59	\$1,062.93			\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24	\$1,169.22			\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 3								
TOWNHOME/ATTACHE	\$1,736.64		\$637.76		\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94		\$850.34		\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59		\$1,062.93		\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24		\$1,169.22		\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 4								
SINGLE FAMILY 45'	\$1,917.94			\$850.04	\$2,767.98	\$2,718.06	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59			\$1,062.55	\$3,071.14	\$3,018.03	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24			\$1,168.80	\$3,268.04	\$3,211.73	\$56.30	1.8%

<sup>(1)</sup> Reflects the total number of lots with Series 2014A-1, 2015A-1 and 2016 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2014A-1 2015A-1 & 2016 bond issuances. Annual Debt Service Assessments include principal, interest, Pasco County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**EXHIBIT 7**

**RETURN TO AGENDA**



**RESOLUTION 2025-10**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Long Lake Ranch Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Long Lake Ranch Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.**

ATTEST:

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**EXHIBIT 8**

**RETURN TO AGENDA**





# LONG LAKE RANCH CDD

## Projected Fiscal Year 2026 Assessments

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT, GROSS <sup>(2)</sup>					FY 2025 TOTAL PER UNIT	CHANGE, \$\$	CHANGE, %
	TOTAL O&M & RES PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	PROPOSED TOTAL PER UNIT <sup>(3)</sup>			
PHASES 1 & 2								
TOWNHOME/ATTACHED	\$1,736.64	\$637.76			\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94	\$850.34			\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59	\$1,062.93			\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24	\$1,169.22			\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 3								
TOWNHOME/ATTACHED	\$1,736.64		\$637.76		\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94		\$850.34		\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59		\$1,062.93		\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24		\$1,169.22		\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 4								
SINGLE FAMILY 45'	\$1,917.94			\$850.04	\$2,767.98	\$2,718.06	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59			\$1,062.55	\$3,071.14	\$3,018.03	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24			\$1,168.80	\$3,268.04	\$3,211.73	\$56.30	1.8%



**EXHIBIT 9**

**RETURN TO AGENDA**



**LONG LAKE  
RANCH**

**RESOLUTION 2025-11**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

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

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

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

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

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

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 7th day of August 2025.

ATTEST:

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

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# LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

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## FISCAL YEAR 2026 PROPOSED ANNUAL BUDGET

### Long Lake Ranch COMMUNITY DEVELOPMENT DISTRICT



	FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
<b>1 REVENUE</b>						
<b>2 ASSESSMENTS LEVIED</b>						
3 ASSESSMENTS LEVIED (NET ON-ROLL)	1,172,505	1,216,193	1,212,116	1,481,316	1,202,714	(9,402)
4 ASSESSMENTS LEVIED FOR GENERAL FUND TRANSFER TO RESERVES	-	-	300,000	-	350,000	50,000
5 COLLECTIONS IN EXCESS OF THE ROLL SUBMITTED	-	-	-	-	-	-
6 EARLY PAYMENT DISCOUNT	-	-	-	-	-	-
7 EXCESS FEES	-	7,081	-	-	-	-
8 FUND BALANCE FORWARD	-	-	47,896	-	76,518	28,622
<b>9 ASSESSMENTS LEVIED Total</b>	<b>1,172,505</b>	<b>1,223,274</b>	<b>1,560,012</b>	<b>1,481,316</b>	<b>1,629,231</b>	<b>69,219</b>
<b>10 ADDITIONAL REVENUE</b>						
11 TENNIS	1,320	1,200	1,440	-	6,000	4,560
12 ROOM RENTALS	1,445	540	-	240	-	-
13 INTEREST	-	-	-	14,917	-	-
14 ADVERTISEMENT RENTAL	9,600	-	-	-	-	-
15 MISC. REVENUE	997	6,796	-	1,125	-	-
<b>16 ADDITIONAL REVENUE Total</b>	<b>13,362</b>	<b>8,536</b>	<b>1,440</b>	<b>16,282</b>	<b>6,000</b>	<b>4,560</b>
<b>17 REVENUE Total</b>	<b>1,185,867</b>	<b>1,231,810</b>	<b>1,561,452</b>	<b>1,497,598</b>	<b>1,635,231</b>	<b>73,779</b>
<b>18 EXPENDITURES</b>						
<b>19 ADMINISTRATIVE</b>						
20 SUPERVISORS - REGULAR MEETINGS	11,547	8,000	13,000	5,800	13,000	-
21 SUPERVISORS - WORKSHOPS	1,200	-	1,000	-	1,000	-
22 PAYROLL TAXES (BOS)	581	505	1,071	551	1,071	-
23 PAYROLL SERVICES FEES	654	600	700	400	700	-
24 DISTRICT MANAGEMENT	19,954	20,000	20,000	10,000	15,000	(5,000)
25 ADMINISTRATIVE	11,000	10,788	10,000	5,587	5,000	(5,000)
26 ACCOUNTING	11,057	10,667	10,000	5,000	10,000	-
27 ASSESSMENT ROLL PREPERATION	5,000	5,000	5,000	2,500	5,000	-
28 DISSEMINATION AGENT	3,000	4,000	3,000	1,500	3,000	-
29 MEETING OVERAGES	-	-	-	-	-	-
30 DISTRICT COUNSEL	30,812	47,974	40,000	18,750	45,000	5,000
31 DISTRICT ENGINEER	4,535	3,520	14,000	1,100	10,000	(4,000)
32 ARBITRAGE REBATE CALCULATION	1,150	650	1,500	650	1,500	-
33 TRUSTEE FEES	14,906	8,719	12,014	10,703	13,768	1,754
34 BANK FEES	52	-	150	-	150	-
35 AUDITING	3,950	-	3,700	-	3,700	-
36 REGULATORY PERMITS AND FEES	175	175	175	175	175	-
37 PROPERTY TAXES	375	731	250	-	250	-
38 SALES TAX	889	-	-	-	-	-
39 LEGAL ADVERTISING	2,303	1,002	1,500	357	1,500	-
40 WEBSITE HOSTING	1,538	1,672	2,015	1,788	2,015	-
41 MISC. SERVICE	-	-	-	-	-	-
<b>42 ADMINISTRATIVE Total</b>	<b>124,678</b>	<b>124,003</b>	<b>139,075</b>	<b>64,861</b>	<b>131,829</b>	<b>(7,246)</b>
<b>43 INSURANCE</b>						

		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
44	PUBLIC OFFICIALS, GENERAL LIABILITY & PROPERTY INSURANCE	21,029	29,610	32,313	31,032	34,313	2,000
45	<b>INSURANCE Total</b>	<b>21,029</b>	<b>29,610</b>	<b>32,313</b>	<b>31,032</b>	<b>34,313</b>	<b>2,000</b>
46	<b>UTILITIES</b>						
47	UTILITIES - ELECTRICITY	59,622	50,748	60,000	25,155	61,200	1,200
48	UTILITIES - STREETLIGHTS	130,434	98,356	115,000	49,871	117,300	2,300
49	UTILITIES - WATER/SEWER	9,029	18,626	15,000	8,359	18,000	3,000
50	UTILITIES - RECLAIMED WATER	-	-	-	-	-	-
51	UTILITIES - SOLID WASTE ASSESSMENT	-	815	1,500	-	1,530	30
52	UTILITIES - SOLID WASTE REMOVAL	2,490	1,275	2,000	721	2,040	40
53	<b>UTILITIES Total</b>	<b>201,575</b>	<b>169,820</b>	<b>193,500</b>	<b>84,106</b>	<b>200,070</b>	<b>6,570</b>
54	<b>SECURITY</b>						
55	SECURITY MONITORING SERVICES	-	-	-	-	-	-
56	SECURITY REPAIRS & MAINTENANCE	1,906	3,026	7,500	1,234	7,500	-
57	<b>SECURITY Total</b>	<b>1,906</b>	<b>3,026</b>	<b>7,500</b>	<b>1,234</b>	<b>7,500</b>	<b>-</b>
58	<b>COMMUNITY MAINTENANCE</b>						
59	FIELD SERVICES	5,051	5,034	5,000	2,500	5,000	-
60	FOUNTAIN SERVICE REPAIRS & MAINTENANCE	4,159	14,423	5,000	2,113	5,000	-
61	AQUATIC MAINTENANCE	31,980	29,520	29,520	14,760	29,520	-
62	MITIGATION AREA MONITORING & MAINTENANCE	-	-	3,100	-	3,100	-
63	AQUATIC PLANT REPLACEMENT	-	-	2,750	-	2,750	-
64	STORMWATER SYSTEM MAINTENANCE	-	-	-	-	-	-
65	MIDGE FLY TREATMENTS	-	-	-	-	-	-
66	FISH STOCKING	3,506	-	12,000	-	12,000	-
67	LAKE & POND MAINTENANCE	1,500	-	5,000	-	5,000	-
68	ENTRY & WALLS MAINTENANCE & POWERWASHING	-	300	2,500	-	2,500	-
69	LANDSCAPE MAINTENANCE - CONTRACT	161,929	164,100	180,920	82,981	180,920	-
70	LANDSCAPE REPLACEMENT MULCH - CONTRACT	61,250	57,117	72,000	49,500	72,000	-
71	LANDSCAPE REPLACEMENT ANNUALS - CONTRACT	38,178	32,724	39,996	-	39,996	-
72	LANDSCAPE REPLACEMENT PLANTS & SHRUBS	56,492	45	90,760	11,792	90,760	-
73	TREE TRIMMING & MAINTENANCE	675	40,500	45,000	57,550	45,000	-
74	OTHER LANDSCAPE -FIRE ANT TREAT	4,475	-	4,500	-	4,500	-
75	IRRIGATION REPAIRS & MAINTENANCE	6,146	9,834	15,000	705	15,000	-
76	DECORATIVE LIGHT MAINTENANCE	4,000	9,000	15,000	38,469	15,000	-
77	VOLUNTEER SUPPLIES	-	-	2,000	-	-	(2,000)
78	PRESSURE WASHING	30,450	30,510	35,000	-	37,000	2,000
79	FIELD CONTINGENCY	21,463	26,589	30,000	13,236	30,627	627
80	<b>COMMUNITY MAINTENANCE Total</b>	<b>431,254</b>	<b>419,696</b>	<b>595,046</b>	<b>273,606</b>	<b>595,673</b>	<b>627</b>
81	<b>ROAD &amp; STREET FACILITIES</b>						
82	SIDEWALK REPAIR & MAINTENANCE	-	294	1,000	-	1,000	-
83	ROADWAY REPAIR & MAINTENANCE	7,200	-	2,500	-	2,500	-
84	SIGNAGE REPAIR & REPLACEMENT	516	4,768	10,000	-	20,000	10,000
85	<b>ROAD &amp; STREET FACILITIES Total</b>	<b>7,716</b>	<b>5,062</b>	<b>13,500</b>	<b>-</b>	<b>23,500</b>	<b>10,000</b>



		FY 2023 ACTUALS	FY 2024 ACTUAL	FY 2025 ADOPTED	FY 2025 03.31.2025	FY 2026 PROPOSED	2026 v 2025 VARIANCE
86	AMENITY MAINTENANCE						
87	CLUBHOUSE MANAGEMENT	115,745	123,162	127,097	62,032	141,296	14,199
88	SEASONAL POOL ATTENDANTS	-	-	9,711	-	9,800	89
89	CELL PHONE FOR ATTENDANTS	-	-	100	-	100	-
90	POOL MAINTENANCE - CONTRACT	27,780	24,025	40,000	19,200	40,000	-
91	DOG WASTE STATION SUPPLIES	1,252	314	5,460	-	3,000	(2,460)
92	AMENITY MAINTENANCE & REPAIR	19,274	715	21,000	12,562	21,000	-
93	OFFICE SUPPLIES	265	1,920	1,200	93	1,200	-
94	FURNITURE REPAIR/REPLACEMENT	-	420	1,750	-	1,750	-
95	CLUBHOUSE CLEANING	-	-	-	-	-	-
96	POOL REPAIRS	2,474	10,399	2,000	5,293	2,000	-
97	POOL PERMITS	561	560	1,000	-	1,000	-
98	COMMUNICATIONS (TEL, FAX, INTERNET )	3,973	4,111	5,000	1,936	5,000	-
99	FACILITY A/C & HEATING MAINTENANCE & REPAIRS	1,433	-	2,000	-	2,000	-
100	COMPUTER SUPPORT MAINTENANCE & REPAIR	721	-	1,000	-	1,000	-
101	PARK & PLAYGROUND MAINTENANCE & REPAIRS	1,795	1,507	6,600	808	6,600	-
102	PEST CONTROL	1,200	1,330	3,600	570	3,600	-
103	CLUBHOUSE JANITORIAL SUPPLIES	181	9,768	3,000	1,174	3,000	-
104	AMENITY MAINTENANCE Total	176,654	178,231	230,518	103,668	242,346	11,828
105	PROJECT BUDGET						
106	CAPITAL OUTLAY	149,034	3,015	50,000	-	50,000	-
107	PROJECT BUDGET Total	149,034	3,015	50,000	-	50,000	-
108	EXPENDITURES Total	1,113,846	932,463	1,261,452	558,507	1,285,231	23,779
109	OTHER SOURCES/USES						
110	OTHER FINANCING USES - TRANSFER TO RESERVES						
111	TRANSFER IN		331,026				-
112	TRANSFER TO DEBT SERVICE	-	-	-	-	-	-
113	TRANSFER TO RESERVE FUND - FINANCING SOURCES TO RESERVE	95,544	-	300,000	-	350,000	50,000
114	TRANSFER TO RESERVE FUND - RESERVE EXPENDITURES	102,550	-	-	-	-	-
115	COUNTY COLLECTION COSTS	-	-	-	-	-	-
116	OTHER FINANCING USES - TRANSFER TO RESERVES Total	198,094	331,026	300,000	-	350,000	50,000
117	OTHER SOURCES/USES Total	198,094	331,026	300,000	-	350,000	50,000
118	EXCESS OF REVENUE OVER / (UNDER) EXPENDITURES	79,027	630,373	-	939,091	(0)	(0)
119	FUND BALANCE						
120	FUND BALANCE - BEGINNING (Audited for FY 23 YE)	126,616	449,370	1,079,743	1,031,847	1,031,847	
121	FUND BALANCE SOURCES/(USES)	243,725	-	(47,896)	-	(76,518)	
122	NET CHANGE IN FUND BALANCE	79,027	630,373	-	-	-	
123	FUND BALANCE Total	449,370	1,079,743	1,031,847	1,031,847	955,330	-
124	ANALYSIS OF FUND BALANCE (Audited FY 2021 and FY 2022)						
125	NON SPENADBALE	68,743	112,922	68,743	62,532	68,743	
126	ASSIGNED FOR OPERATING CAPITAL	194,329	303,029	210,242	210,242	210,242	
127	UNASSIGNED	186,298	663,792	465,606	1,746,060	389,089	
128	USE OF FUND BALANCE FORWARD	-	-	-	-	-	
129	ASSIGNED PROJECTS	-	-	287,256	-	287,256	
130	ASSIGNED - ASSET RESERVES	-	-	-	-	-	
131	ANALYSIS OF FUND BALANCE Total	449,370	1,079,743	1,031,847	2,018,834	955,330	-



STATEMENT 2

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET - RESERVES ALLOCATION

	FY 2023	FY 2024	FY 2025	FY 2026	VARIANCE
	ACTUAL	ACTUAL	BUDGET	PROPOSED	FY25 TO FY26
1 REVENUES					
2 ALL REVENUES					
3 ASSESSMENTS LEVIED (NET ON-ROLL):	223,879	301,009	-	-	-
4 EXCESS FEES	-	-	-	-	-
5 INTEREST & MISCELLANEOUS	33,568	97,674	-	-	-
6 ALL REVENUES Total	257,447	398,683	-	-	-
7 EXPENDITURES					
8 CLUBHOUSE					
23 CLUBHOUSE Total	-	-	-	-	-
24 ENTRY AREAS					
28 ENTRY AREAS Total	-	-	-	-	-
29 FOXTAIL POOL AREA					
43 FOXTAIL POOL AREA Total	-	-	-	-	-
44 GROUNDS					
52 FENCING AND CAMERAS	-	-	-	-	-
53 FLOORING	-	-	-	-	-
54 GROUNDS Total	-	-	-	-	-
55 MAIL AREAS					
65 MAIL AREAS Total	-	-	-	-	-
66 MAIN POOL AREA					
67 POOL MUSHROOM WATERFALL	6,719	68,390	-	-	-
78 MAIN POOL AREA Total	6,719	68,390	-	-	-
79 RECREATION					
114 RECREATION Total	-	-	-	-	-
115 STREETS AND PARKING AREAS					
119 STREETS AND PARKING AREAS Total	-	-	-	-	-
120 WALLS AND FENCING					
128 WALLS AND FENCING Total	-	-	-	-	-
129 EXPENDITURES Total	6,719	68,390	-	-	-
130 OTHER SOURCES/(USES)					
131 OTHER FINANCING SOURCES & USES					
132 TRANSFER IN (OUT) FROM GENERAL FUND	95,544	(331,026)	300,000	350,000	50,000
133 CAPITAL IMPROVEMENT PLAN (CIP)	-	-	-	-	-
134 INCREASE IN RESERVE FUND BALANCE	-	-	-	-	-
135 OTHER FINANCING SOURCES & USES Total	95,544	(331,026)	300,000	350,000	50,000
136 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	346,272	(733)	300,000	350,000	50,000
137					
138 FUND BALANCE					
139 FUND BALANCE - BEGINNING - AUDITED FOR FY 23	906,833	1,253,105	1,252,372	1,552,372	300,000
140 NET CHANGE IN FUND BALANCE	346,272	(733)	300,000	350,000	50,000
141 FUND BALANCE Total	1,253,105	1,252,372	1,552,372	1,902,372	350,000

STATEMENT 3

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

18	EXPENDITURES	VENDOR / PROVIDER	AMOUNT TOTAL
19	ADMINISTRATIVE		
20	SUPERVISORS - REGULAR MEETINGS	BOARD OF SUPERVISORS (BOS)	
	Per meeting. 5 Board members @ 200 each (estimate 13 meetings) however, only 3 supervisors receive compensation.		13,000
21	SUPERVISORS - WORKSHOPS	BOARD OF SUPERVISORS (BOS)	
	Per meeting. 5 Board members @ 200 each (estimate 1 meeting).		1,000
22	PAYROLL TAXES (BOS)	FICA & FUTA	
	Payroll taxed at 7.65% (Board of supervisors).		1,071
23	PAYROLL SERVICES FEES	Engage	
	Approximates \$50 per pay period & ye processing of \$50.		700
24	DISTRICT MANAGEMENT	ANCHOR STONE	
	Services include the conducting of (1) two and one-half (2.5) Hour board meeting per month, (one) 1 workshop per year, overall administration of district functions, and all required state and local filings, preparation of annual budget, purchasing and risk management.		15,000
19	ADMINISTRATIVE	ANCHOR STONE	
	Services include support for the district management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with chapter 119, Florida statutes, and the district's adopted rules of procedure, preparation and delivery of the agenda.		5,000
26	ACCOUNTING	ANCHOR STONE	
	Services include the preparation and delivery of the district's financial statements in accordance with GASB, accounts payable and receivable functions, asset tracking , the administration of reports required by the state of Florida.		10,000
27	ASSESSMENT ROLL PREPERATION	ANCHOR STONE	
	Services include all functions necessary for the timely billing, collection and reporting of the district assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations. Inclusive of assessment roll preparation and certification to the county.		5,000
28	DISSEMINATION AGENT	ANCHOR STONE	
	The consultant shall serve as the district's dissemination agent under any applicable continuing disclosure undertaking of the district, which shall include fulfilling all duties of the dissemination agent set forth via the trust indenture.		3,000
29	MEETING OVERAGES	ANCHOR STONE	
	Miscellaneous items for administrative - such as meeting overtime.		-
30	DISTRICT COUNSEL	KUTAK ROCK	
	Provides general legal services, review of contracts, agreements and other research assigned and directed by the board and district management throughout the year. Amount is based on current sending of the district for this service.		45,000
31	DISTRICT ENGINEER	JOHNSON ENGINEERING	
	Provides general engineering services to district, i.e. Attendance & preparation for monthly board meetings and other specifically requested assignments throughout the year. Amount reflected is based on current spending.		10,000
32	ARBITRAGE REBATE CALCULATION	LLS TAX SOLUTIONS	
	The district is required to calculate interest earned from bond proceeds each year pursuant to the internal revenue code. The rebate analyst is required to verify that the district has not received earnings higher than the yield of the bonds.		1,500
33	TRUSTEE FEES	US BANK TRUST, N.A.	
	Confirmed amount with USBank - trustee for outstanding series and for the oversight of the various trust accounts related to the District's outstanding bonds. The trustee is chosen as part of the bond issuance process. The fees for the 2014A is \$4,756.13; Series 2015A - \$4,256.13and Series 2016 is \$4,756.13.		13,768
34	BANK FEES	SOUTHSTATE	
	Amount is for misc. items such as printed checks or any returned deposits.		150
35	AUDITING	BERGER TOOMBS	
	State law requires the district to undertake an annual independent audit. The budgeted amount reflects an estimated amount as the district will need to go our for RFP.		3,700
36	REGULATORY PERMITS AND FEES	FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITIES	
	Statutorily fixed.		175
37	PROPERTY TAXES	PASCO COUNTY	
	Property tax related to 2042 Lake Waters Place and 19037 Long Lake Ranch Blvd.		250
39	LEGAL ADVERTISING	VARIOUS PUBLICATIONS	
	The district is required to advertise various items pursuant to statutory requirements. The items include meeting schedules, special meeting notices, public hearings and bidding, etc. For the district and any other statutory requirements.		1,500
40	WEBSITE HOSTING	SCHOOLSTATUS	
	Costs associated with ongoing audits and website remediation for ADA compliance.		2,015
42	ADMINISTRATIVE Total		131,829

18	<b>EXPENDITURES</b>	<b>VENDOR / PROVIDER</b>	<b>AMOUNT TOTAL</b>
43	<b>INSURANCE</b>		
44	<b>PUBLIC OFFICIALS, GENERAL LIABILITY &amp; PROPERTY INSURANCE</b>	<b>Florida Insurance Alliance (FIA)</b>	
	The district will incur expenditures for public officials and general liability insurance.		34,313
45	<b>INSURANCE Total</b>		<b>34,313</b>
46	<b>UTILITIES</b>		
47	<b>UTILITIES - ELECTRICITY</b>	<b>DUKE ENERGY</b>	
	Costs associated with providing electrical service to community facilities such as the clubhouse, lighting, irrigation systems, and other infrastructure.		61,200
48	<b>UTILITIES - STREETLIGHTS</b>	<b>DUKE ENERGY</b>	
	Duke energy monthly summary bill average \$8,500 and additional location on sunlake monthly averages \$350 per month.		117,300
49	<b>UTILITIES - WATER/SEWER</b>	<b>PASCO COUNTY UTILITIES</b>	
	Water and sewer services for 0 community center and 18981 long lake ranch Blvd. (Estimates for utilities are up 15%).		18,000
51	<b>UTILITIES - SOLID WASTE ASSESSMENT</b>	<b>COUNTY SANITATION</b>	
	Annual charges for waste collection and disposal services, including community-wide trash and recycling assessments levied by the local government.		1,530
52	<b>UTILITIES - SOLID WASTE REMOVAL</b>	<b>COUNTY SANITATION</b>	
	Solid waste disposal services.		2,040
53	<b>UTILITIES Total</b>		<b>200,070</b>
54	<b>SECURITY</b>		
55	<b>SECURITY MONITORING SERVICES</b>		
	Removed.		-
56	<b>SECURITY REPAIRS &amp; MAINTENANCE</b>		
	Various repairs & maintenance to the existing hardware infrastructure.		7,500
57	<b>SECURITY Total</b>		<b>7,500</b>
58	<b>COMMUNITY MAINTENANCE</b>		
59	<b>FIELD SERVICES</b>	<b>ANCHOR STONE</b>	
	Services include oversight of field services maintenance, including managing vendor contracts relating to district facilities and landscape/irrigation maintenance (vesta proposed cpi increase of 5% for field services).		5,000
60	<b>FOUNTAIN SERVICE REPAIRS &amp; MAINTENANCE</b>	<b>LAKE DOCTORS</b>	
	Equipment under agreement is (1) vertex fountain at borrow lake, (1) at pond 20, (1) at pond 30, & (2) at big lake. Includes inspection of moving parts, wear and tear, filter cleaning and nozzle cleaning - \$1,920. Added additional for parts for repair if needed.		5,000
61	<b>AQUATIC MAINTENANCE</b>	<b>GHS ENVIRONMENTAL</b>	
	Aquatic weed control in the 26 ponds/floodplain areas.		29,520
62	<b>MITIGATION AREA MONITORING &amp; MAINTENANCE</b>		
	Mitigation maintenance & compliance monitoring.		3,100
63	<b>AQUATIC PLANT REPLACEMENT</b>	<b>GHS ENVIRONMENTAL</b>	
	Plantings to increase the overall health of the pond while also providing for erosion stabilization.		2,750
64	<b>STORMWATER SYSTEM MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Expenses for inspecting, cleaning, and maintaining stormwater drainage systems, retention ponds, and related infrastructure to ensure proper water flow and compliance with environmental regulations.		-
65	<b>MIDGE FLY TREATMENTS</b>	<b>GHS ENVIRONMENTAL</b>	
	Targeted pest control treatments to reduce the population of midges and other nuisance insects near lakes, ponds, and common areas.		-
66	<b>FISH STOCKING</b>	<b>GHS ENVIRONMENTAL</b>	
	Mosquito fish stocking.		12,000
67	<b>LAKE &amp; POND MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Ongoing maintenance of lakes and ponds, including water quality monitoring, algae control, debris removal, and aquatic vegetation management to preserve aesthetics and ecological balance.		5,000
68	<b>ENTRY &amp; WALLS MAINTENANCE &amp; POWERWASHING</b>	<b>MISCELLANEOUS</b>	
	Repairs, cleaning, and upkeep of entrance monuments, perimeter walls, and other architectural features that contribute to the community's curb appeal.		2,500
69	<b>LANDSCAPE MAINTENANCE - CONTRACT</b>	<b>RED TREE</b>	
	This is for core service to include general maintenance, fertilization, pest control and irrigation.		180,920
70	<b>LANDSCAPE REPLACEMENT MULCH - CONTRACT</b>	<b>RED TREE</b>	
	The district adds 900 yards of cocoa shredded mulch at \$65 per yard and 1,500 bales of straw at \$9.00 Per bale.		72,000
71	<b>LANDSCAPE REPALCEMENT ANNUALS - CONTRACT</b>	<b>RED TREE</b>	
	The district has annuals planted over 4 rotations = approximately 3,636 annuals are planted per rotation at \$2.75 Per annual.		39,996
72	<b>LANDSCAPE REPLACEMENT PLANTS &amp; SHRUBS</b>	<b>RED TREE</b>	
	Additional amounts appropriated for the replacement of plant assets.		90,760
73	<b>TREE TRIMMING &amp; MAINTENANCE</b>	<b>RED TREE</b>	
	Annual tree trimming and maintenance. Red tree second year of trimming contract is at \$43,350.		45,000
74	<b>OTHER LANDSCAPE -FIRE ANT TREAT</b>	<b>RED TREE</b>	
	As needed for the treatment of fire ants.		4,500
75	<b>IRRIGATION REPAIRS &amp; MAINTENANCE</b>	<b>RED TREE</b>	
	Estimated for parts & labor to repair the irrigation system.		15,000
76	<b>DECORATIVE LIGHT MAINTENANCE</b>	<b>TBD</b>	
	Holiday lighting for 12 entry monuments.		15,000
77	<b>VOLUNTEER SUPPLIES</b>		
	Funding for materials and supplies used by community volunteers during events, cleanup efforts, or other resident-led improvement initiatives.		-

18	<b>EXPENDITURES</b>	<b>VENDOR / PROVIDER</b>	<b>AMOUNT TOTAL</b>
78	<b>PRESSURE WASHING</b>		
	Scheduled cleaning of sidewalks, walls, entryways, and other hard surfaces throughout the community to remove dirt, mold, and mildew buildup.		37,000
79	<b>FIELD CONTINGENCY</b>		
	For miscellaneous unbudgeted expenses.		30,627
80	<b>COMMUNITY MAINTENANCE Total</b>		<b>595,673</b>
81	<b>ROAD &amp; STREET FACILITIES</b>		
82	<b>SIDEWALK REPAIR &amp; MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Repairs for any sidewalk related issues.		1,000
83	<b>ROADWAY REPAIR &amp; MAINTENANCE</b>	<b>MISCELLANEOUS</b>	
	Repairs for any roadway issues.		2,500
84	<b>SIGNAGE REPAIR &amp; REPLACEMENT</b>	<b>MISCELLANEOUS</b>	
	Repairs for any street signs.		20,000
85	<b>ROAD &amp; STREET FACILITIES Total</b>		<b>23,500</b>
86	<b>AMENITY MAINTENANCE</b>		
87	<b>CLUBHOUSE MANAGEMENT</b>	<b>ANCHOR STONE</b>	
	Clubhouse manager= \$86,500, General Maintenance 25hrs/week \$32,500, Facility attendant/janitorial weekends= \$20,800, 1% Management fee (incl Seasonal Attendant line 88)		141,296
88	<b>SEASONAL POOL ATTENDANTS</b>	<b>ANCHOR STONE</b>	
	Part time - hourly individuals to work from memorial day to labor day - 15 weeks for 28 hours per week.		9,800
89	<b>CELL PHONE FOR ATTENDANTS</b>		
	Monthly service and device expenses for a dedicated phone used by amenity staff for operational coordination, emergencies, and resident communication.		100
90	<b>POOL MAINTENANCE - CONTRACT</b>	<b>TBD</b>	
	Service to be performed 3x weekly for 2 pools, all chemicals are included. Included in the vesta contract.		40,000
91	<b>DOG WASTE STATION SUPPLIES</b>	<b>ANCHOR STONE</b>	
	10 Stations, twice weekly remove all waste from every receptacle within the community. Bags are included.		3,000
	Replace trash can liners.		
92	<b>AMENITY MAINTENANCE &amp; REPAIR</b>	<b>MISCELLANEOUS</b>	
	As needed for the repair & maintenance.		21,000
93	<b>OFFICE SUPPLIES</b>	<b>MISCELLANEOUS</b>	
	Office supplies for the facility.		1,200
94	<b>FURNITURE REPAIR/REPLACEMENT</b>	<b>MISCELLANEOUS</b>	
	As needed for furniture repair & maintenance.		1,750
96	<b>POOL REPAIRS</b>	<b>ANCHOR STONE</b>	
	Additional service repairs for the pools.		2,000
97	<b>POOL PERMITS</b>	<b>STATE OF FLORIDA DEPARTMENT OF HEALTH</b>	
	Estimated.		1,000
98	<b>COMMUNICATIONS (TEL, FAX, INTERNET )</b>	<b>FRONTIER</b>	
	Service for business internet, business voice and business tv. Service provided at 2042 Lake Waters Place and 18981 Long Lake Blvd.		5,000
99	<b>FACILITY A/C &amp; HEATING MAINTENANCE &amp; REPAIRS</b>	<b>AS NEEDED</b>	
	As needed for repairs to HVAC system.		2,000
100	<b>COMPUTER SUPPORT MAINTENANCE &amp; REPAIR</b>	<b>AS NEEDED</b>	
	As needed repairs for the repairs of the computer system.		1,000
101	<b>PARK &amp; PLAYGROUND MAINTENANCE &amp; REPAIRS</b>	<b>AS NEEDED</b>	
	As needed for repairs to the athletic park.		6,600
102	<b>PEST CONTROL</b>		
	Pursuant to contract for pest control services.		3,600
103	<b>CLUBHOUSE JANITORIAL SUPPLIES</b>		
	Purchase of cleaning products, paper goods, and other consumables needed to maintain cleanliness and hygiene within the clubhouse facilities.		3,000
104	<b>AMENITY MAINTENANCE Total</b>		<b>242,346</b>
105	<b>PROJECT BUDGET</b>		
106	<b>CAPITAL OUTLAY</b>		
	Budget allocation for large-scale or one-time capital improvement projects, such as renovations, infrastructure upgrades, or major equipment purchases.		50,000
107	<b>PROJECT BUDGET Total</b>		<b>50,000</b>
108	<b>EXPENDITURES Total</b>		<b>1,285,231</b>

# STATEMENT 4

## LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE REQUIREMENT

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

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

<sup>(1)</sup> Maximum Annual Debt Service (MADS) less any prepaid assessments received.



STATEMENT 5

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025-2026 PROPOSED BUDGET ASSESSMENT ALLOCATION

	% in Expenditures (excl. Reserves)	12.93%		% in Expenditures (excl. Reserves)	87.07%	100.00%
	O&M ADMIN BUDGET			O&M FIELD BUDGET & RESERVES TRANSFER		
	NET O&M ADMIN BUDGET	\$166,142.39		NET O&M FIELD BUDGET	\$1,119,089.00	
	Less: % of Cforward	-\$9,891.45		Less: % of Cforward	-\$66,626.05	
	Less: Tennis Revenue			Less: Tennis Revenue	-\$6,000.00	
		\$0.00		NET RESERVES TRANSFER	\$350,000.00	
	SUBTOTAL NET:	\$156,250.94		SUBTOTAL NET:	\$1,396,462.95	\$1,552,713.89
	COUNTY COLLECTION COSTS	\$3,324.49		COUNTY COLLECTION COSTS	\$29,712.00	\$33,036.49
	EARLY PAYMENT DISCOUNT	\$6,648.98		EARLY PAYMENT DISCOUNT	\$59,423.96	\$66,072.93
	GROSS O&M ADMIN ASSESSMENT	\$166,224.41		GROSS O&M FIELD & RESERVES ASSESSMENT	\$1,485,598.88	\$1,651,823.29

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT				
	O&M	SERIES 2014A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2015A-1 DEBT SERVICE <sup>(1)</sup>	SERIES 2016 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL FIELD O&M	FIELD O&M PER LOT
PHASES 1 & 2														
TOWNHOME/ATTACHE	116	116			1.00	116.0	13.65%	\$22,684.74	\$195.56	0.85	98.6	12.03%	\$178,765.01	\$1,541.08
SINGLE FAMILY 45'	86	86			1.00	86.0	10.12%	\$16,818.00	\$195.56	0.95	81.7	9.97%	\$148,124.76	\$1,722.38
SINGLE FAMILY 55'	144	142			1.00	144.0	16.94%	\$28,160.37	\$195.56	1.00	144.0	17.57%	\$261,076.69	\$1,813.03
SINGLE FAMILY 65'	35	35			1.00	35.0	4.12%	\$6,844.53	\$195.56	1.05	36.8	4.48%	\$66,628.95	\$1,903.68
PHASE 3														
TOWNHOME/ATTACHE	83		83		1.00	83.0	9.76%	\$16,231.32	\$195.56	0.85	70.6	8.61%	\$127,909.45	\$1,541.08
SINGLE FAMILY 45'	28		28		1.00	28.0	3.29%	\$5,475.63	\$195.56	0.95	26.6	3.25%	\$48,226.67	\$1,722.38
SINGLE FAMILY 55'	110		110		1.00	110.0	12.94%	\$21,511.39	\$195.56	1.00	110.0	13.42%	\$199,433.58	\$1,813.03
SINGLE FAMILY 65'	49		49		1.00	49.0	5.76%	\$9,582.35	\$195.56	1.05	51.5	6.28%	\$93,280.53	\$1,903.68
PHASE 4														
SINGLE FAMILY 45'	61			60	1.00	61.0	7.18%	\$11,929.05	\$195.56	0.95	58.0	7.07%	\$105,065.24	\$1,722.38
SINGLE FAMILY 55'	62			62	1.00	62.0	7.29%	\$12,124.60	\$195.56	1.00	62.0	7.57%	\$112,408.02	\$1,813.03
SINGLE FAMILY 65'	76			75	1.00	76.0	8.94%	\$14,862.42	\$195.56	1.05	79.8	9.74%	\$144,680.00	\$1,903.68
	850	379	270	197		850.0	100.00%	\$166,224.40			819.4	100.00%	\$1,485,598.90	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT, GROSS <sup>(2)</sup>					FY 2025 TOTAL PER UNIT	CHANGE, \$\$	CHANGE, %
	TOTAL O&M & RES PER LOT	SERIES 2014A-1 DEBT SERVICE	SERIES 2015A-1 DEBT SERVICE	SERIES 2016 DEBT SERVICE	PROPOSED TOTAL PER UNIT <sup>(3)</sup>			
PHASES 1 & 2								
TOWNHOME/ATTACHE	\$1,736.64	\$637.76			\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94	\$850.34			\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59	\$1,062.93			\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24	\$1,169.22			\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 3								
TOWNHOME/ATTACHE	\$1,736.64		\$637.76		\$2,374.40	\$2,330.87	\$43.52	1.9%
SINGLE FAMILY 45'	\$1,917.94		\$850.34		\$2,768.28	\$2,718.36	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59		\$1,062.93		\$3,071.52	\$3,018.41	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24		\$1,169.22		\$3,268.46	\$3,212.15	\$56.30	1.8%
PHASE 4								
SINGLE FAMILY 45'	\$1,917.94			\$850.04	\$2,767.98	\$2,718.06	\$49.91	1.8%
SINGLE FAMILY 55'	\$2,008.59			\$1,062.55	\$3,071.14	\$3,018.03	\$53.11	1.8%
SINGLE FAMILY 65'	\$2,099.24			\$1,168.80	\$3,268.04	\$3,211.73	\$56.30	1.8%

<sup>(1)</sup> Reflects the total number of lots with Series 2014A-1, 2015A-1 and 2016 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2014A-1 2015A-1 & 2016 bond issuances. Annual Debt Service Assessments include principal, interest, Pasco County collection costs and early payment discounts.

<sup>(3)</sup> Annual assessments that will appear on the November, 2025 Pasco County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

**EXHIBIT 10**

**RETURN TO AGENDA**



# ESTIMATE

Advanced Fence 'N' More, LLC  
7605 Gunn Hwy  
Ste B  
Tampa, FL 33625-3139

advancedfenceNmore@gmail.com  
+1 (813) 644-4010  
[https://www.advancedfencenmore.c  
om/](https://www.advancedfencenmore.com/)



**Bill to**  
Bill York  
Bill York  
19037 Long lake Ranch Blvd  
Lutz, Fl 33558

## Estimate details

Estimate no.: 7450  
Estimate date: 07/25/2025  
Expiration date: 07/30/2025

#	Product or service	Description	Qty	Amount
1.	Fence Services	Fence repair for up to 240LF:  Existing Pvc  *Realign / level (up to 39 posts by resetting w/ new concrete)  AFNM, LLC to supply concrete included if necessary for post reinstallation	1	\$950.00
2.	Fence Services	Fence repair for up to 100LF:  Existing Chainlink 8'H  *Realign / level (up to 10 posts by resetting w/ new concrete)  AFNM, LLC to supply concrete included if necessary for post reinstallation	1	\$695.00
3.		AFNM, LLC to supply concrete included if necessary for post reinstallationAFNM, LLC will make every effort to salvage all material for reinstallation; however, there is always a risk when removing and reinstalling existing material. If any material is missing from existing fence or material requires replacement, customer is to supply.		



4.	<b>Concession/Discount</b>	Discount offer	1	-\$20.00
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5. Deposit upon acceptance: \$820.00  
Balance upon completion: \$805.00

Total	\$1,625.00
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Note to customer

Owner responsible to ensure fence meets all restrictions. We ask that you provide us with an accurate property survey. We will not remove and reinstall fence free of charge. Property line to be clear by owner up to 1' on both sides (No trees, structures, pavers/concrete, debris, etc.) Removal and disposal in estimate price does not include vines / trees / limbs, brush, debris on fence line. Gate operators, access and gate control systems or any related products and all electrical work must be performed by a licensed electrical contractor. Repairs: Not covered under warranty. Also, please understand when spot replacing material in repair quotes, the color cannot be guaranteed to have an exact match.

Expiry date 07/30/2025

Accepted date

Accepted by

Name: Bill York

Address: 19037 Long Lake Ranch Blvd, Lutz, FL 33558

Tel: 727.48.8357



Black Chain link of 8'h

Demolition: None

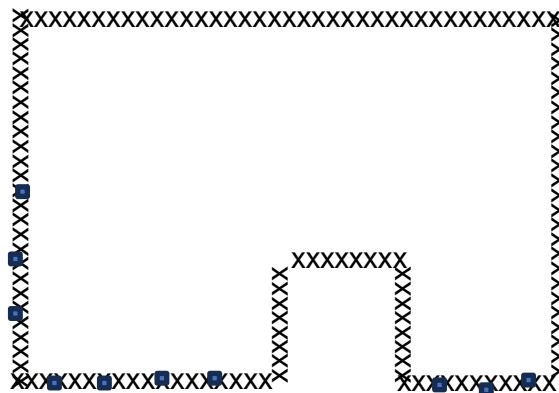
Installation/ Repair: Align/ level up to 10 posts w/ new concrete

Gates: None

Existing fence

Chain link of 8'h

Align/level  
(3) posts



Align/level  
(4) posts

Align/level  
(3) posts

**Name: Bill York**

**Address: 19037 Long Lake Ranch Blvd, Lutz, Fl 33558**

**Telf: 727.48.8357**



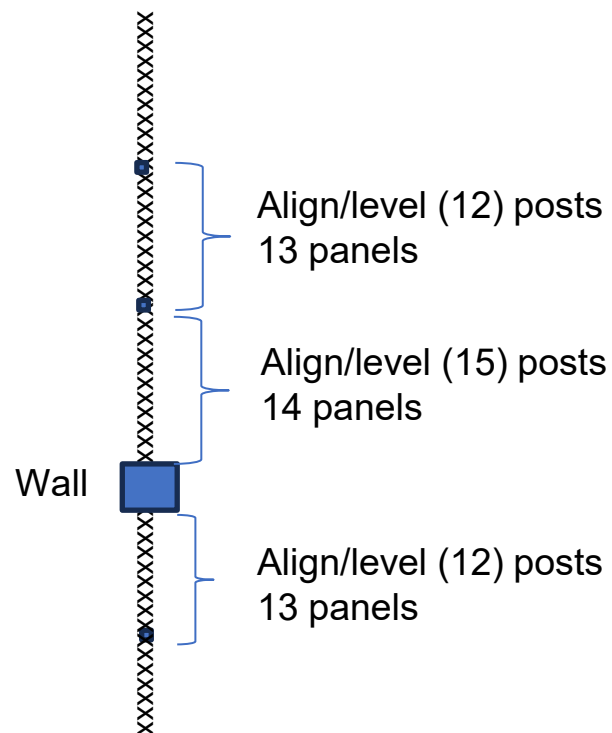
**Privacy Composite Pvc**

**Demolition: None**

**Installation/ Repair: Align/ level up to 39 posts w/ new concrete (240')**

**Gates: None**

**Privacy Composite Pvc**



**EXHIBIT 11**

**RETURN TO AGENDA**











## AGREEMENT FOR POOL SURFACE REPAIR AND INSTALLATION SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 5th day of October \_\_\_\_\_, 2023, by and between:

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District"); and

**THE POOL DOCTOR OF CENTRAL FLORIDA, INC.**, a Florida corporation, with a mailing address of 6995 90<sup>th</sup> Avenue North, Unit B, Pinellas Park, Florida 33782 ("Contractor," together with District "Parties").

### RECITALS

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), by ordinance adopted by Pasco County, Florida; and

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to repair the pool surface at the District's pool, as set forth in **Exhibit A**, including, without limitation, all materials and labor ("Work"); and

**WHEREAS**, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a pool repair contractor and has agreed to perform the Work for the District; and

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

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

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

**SECTION 2. DUTIES.** District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

**A.** Contractor shall provide pool surface repair and installation services, as described





in **Exhibit A**. The Work shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B. Work shall commence upon execution of this Agreement and be completed within **60** days calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

### **SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.**

- A. The District shall pay Contractor **Eighty-Five Thousand One Hundred Six Dollars (\$85,106.00)** for the Work as identified in **Exhibit A** attached hereto and incorporated herein by reference. Contractor shall invoice the District for the Work





pursuant to the terms of this Agreement. The District shall provide payment of one-third (1/3) of the total compensation after execution of this Agreement by the Parties and the remaining two-thirds (2/3) after completion and acceptance of the Work by the District. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefits of the Work.

- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District, provided pool and equipment have been maintained in accordance with the recommendation of Contractor. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Warranty does not cover leaking, discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

**SECTION 5. INSURANCE.**



A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
  - (i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than ~~\$1,000,000~~ <sup>300,000</sup> combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

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

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

#### SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from





any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

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

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

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

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



effective immediately upon the giving of notice of termination.

**SECTION 10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 11. CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

**SECTION 12. SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

**SECTION 13. TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**SECTION 14. PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

**SECTION 15. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

**SECTION 16. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or

otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 18. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement.

**SECTION 20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

**SECTION 21. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 22. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

<b>A. If to District:</b>	Long Lake Ranch Community Development District 250 International Pkwy., Suite 208 Lake Mary, Florida 32746 Attn: District Manager
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<b>With a copy to:</b>	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
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<b>B. If to the Contractor:</b>	The Pool Doctor
---------------------------------	-----------------

6995 90<sup>th</sup> Avenue North, Unit B  
Pinellas Park, Florida 33782  
Attn: \_\_\_\_\_

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

**SECTION 23. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

**SECTION 24. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

**SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Tish Dobson** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida

laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, TDOBSON@VESTAPROPERTYSERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746**

**SECTION 26. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**SECTION 27. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**SECTION 28. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**SECTION 29. E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**SECTION 30. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*.** The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

**SECTION 31. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[CONTINUED ON FOLLOWING PAGE]




**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement on the day and year first written above.

**LONG LAKE RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

11/1/2023  
\_\_\_\_\_  
Date

**THE POOL DOCTOR OF CENTRAL  
FLORIDA, INC.**

  
\_\_\_\_\_  
By: Darell Long  
\_\_\_\_\_  
Its: Owner/President  
\_\_\_\_\_  
Date: 11/7/2023

**Exhibit A:** Scope of Work

## EXHIBIT A

### THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



1

## PROPOSAL

LONG LAKE RANCH  
ATTN: DOUG RUHLIG  
19037 LONG LAKE RANCH BLVD  
LUTZ, FL 33558  
(813) 406-4423

### INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)

REASON: WHEN YOU REMARCITE THE GUTTERS YOU ELIMINATE THE SLOPE THAT THE GUTTERS HAVE. BY REPLACING THE TILE, YOU ARE ABLE TO LIFT THE TILE AND KEEP THE SLOPE OF THE GUTTERS, SO YOU HAVE BETTER SKIMMING ACTION. CODE REQUIRES A 2" SLOPE FROM FRONT TO BACK OF GUTTER.

- A. WATER LEVEL POOL
  - B. THOROUGHLY CLEAN TILE
  - C. SET HOMESOTE BOARDS
  - D. APPLY THINSET AND SET TILE
  - E. GROUT TILE
  - D. MARCITE TOP AND BOTTOM OF THE TILE
- TOTAL RUNNING FEET 265



**TOTAL \$ 6,890.00 (CODE)**

### INSTALL NEW 6"X 6" SINGLE BULLNOSE TILE WITH DEPTH MARKERS (UPPER ROW OF TILE)

- A. ACID WASH AND APPLY TRISODIUM PHOSPHATE ON OLD TILE
- B. REMOVE ALL LOOSE OR BROKEN TILE AND BLOCK IN
- C. CUT OFF OLD BULL-NOSE OF TILE
- D. APPLY THINSET AND APPLY TILE
- E. GROUT TILE

TOTAL RUNNING FEET 265



**TOTAL \$ 7,950.00 (OPTIONAL)**

*Specializing in Pool & Spa Service, Repair, Remodeling*

# **THE POOL DOCTOR**

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



2

**HYDRO BLAST POOL TO REMOVE ALL LOOSE MATERIAL LEAVING SUBSTRATE SOUND  
FOR NEW SURFACE. (HIGHLY RECOMMENDED BUT NOT A CODE REQUIREMENT)**

- A. HYDRO BLAST POOL REMOVING ALL LOOSE MATERIAL
  - B. HAUL AWAY ALL DEBRIS
  - C. FILL IN DEEP AREAS WITH CEMENT MAKING SURFACE MORE UNIFORM FOR FINAL SURFACE
  - D. BOND COAT POOL MAKING POOL READY FOR FINAL SURFACE
- TOTAL SQUARE FEET 4932

**TOTAL \$ 24,660.00**

(X) WAP



*Specializing in Pool & Spa Service, Repair, Remodeling*

# **THE POOL DOCTOR**

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



3

## **POOL SURFACE OPTION # 1**

### **MARQUIS, KRISTAL KRETE OR DIAMOND BRITE POOL AND GUTTER**

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
  - B. DRAIN POOL
  - C. SAW CUT LINE UNDER EXISTING TILE LINE
  - D. CHISEL AROUND RETURNS
  - E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
  - F. CHLORINE WASH POOL
  - G. ACID WASH POOL
  - H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)
  - I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES (CODE)
  - J. APPLY NEW SURFACE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
  - K. HAND TROWEL TO A SMOOTH FINISH
  - L. RINSE OFF EXCESS CEMENT AND EXPOSE AGGREGATE
  - M. REFILL AND ADJUST CHEMICALS IN POOL (14 DAY FREE POOL SERVICE)
  - N. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
  - O. GIVE OWNER A SWIMMING POOL MANUAL
  - P. GIVE OWNER FREE LIFETIME CONSULTATION
- TOTAL SQUARE FEET 4932 PLUS 265 OF GUTTER

**INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES, BENCH AND ABOVE STEPS (CODE)**

**TOTAL \$ 45,606.00**

WAP

*Specializing in Pool & Spa Service, Repair, Remodeling*

# THE POOL DOCTOR

6995 90th Ave. North, Unit B  
Pinellas Park, FL 33782  
(727) 546-2400  
Lic. # CPC1458389  
WWW.POOLDOCTORFLA.COM



*All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices; That if any substantial defect occurs in workmanship, it will be remedied without cost to the owner if written notice is given the Contractor within 2 years after the performance of such work, provided pool and equipment have been maintained in accordance with the recommendations of the service contractor. Warranty does not cover leaking, discoloration, etching, expansions or settling cracks in tile, patio decks, coping or retaining walls. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. Warranty is non-transferrable. This proposal subject to acceptance within 15 days and is void thereafter at the option of the owner of THE POOL DOCTOR.*

*In any dispute arising out of this contract including breach enforcement or interpretation, the prevailing party of such dispute shall be entitled to recover from the non-prevailing party, reasonable attorney's fees, cost, and expenses whether or not suit is filed. If suit is filed, it is agreed that Pinellas County shall be the venue for such proceedings. Accounts past due will be subject to a 12% per month interest charge (18% A.P.R.).*

*THE POOL DOCTOR OF CENTRAL FLORIDA INC. hereby proposes to furnish labor and materials - complete in accordance with the above specifications, with payment to be made as follows. **One-third down with acceptance of proposal. Two-thirds paid as pool is filling.***

## ACCEPTANCE OF PROPOSAL

*The above prices, specifications and conditions are hereby accepted. The Pool Doctor of Central Florida Inc. are authorized to do the work as specified. Payment will be made as outlined above.*

Authorization: D. LONG

Date: 8/4/2023

Client  
Signature: W. A. Pyle  
LONG LAKE RANCH

Date: 9/21/2023

Client  
Signature: Tish Dobson

*Specializing in Pool & Spa Service, Repair, Remodeling*

**EXHIBIT 12**

**RETURN TO AGENDA**



ESTIMATE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
255 Primera Boulevard, Suite 160,  
Lake Mary, FL 32746

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Estimate details  
Estimate no.: 2025-442  
Estimate date: 07/31/2025  
Expiration date: 08/31/2025

Technician: Wendy  
PO#: Mushroom Pool

#	Date	Product or service	Description	Qty	Rate	Amount
1.		UNICEL ANTHONY FG2417 REPL FILTER CART GRID ANTHONY 17- 1/2INX24INFG2417 REPLACEMENT	UNICEL ANTHONY FG2417 REPL FILTER CART GRID ANTHONY 17- 1/2INX24INFG2417 REPLACEMENT	50	\$50.00	\$2,500.00
2.		COMMERCIAL SERVICE CALL / INSTALLATION	COMMERCIAL SERVICE CALL / INSTALLATION	2	\$180.00	\$360.00
Total						\$2,860.00
Expiry date						08/31/2025

Accepted dateAccepted by

**EXHIBIT 13**

**RETURN TO AGENDA**





ESTIMATE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
255 Primera Boulevard, Suite 160,  
Lake Mary, FL 32746

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Estimate details  
Estimate no.: 2025-392  
Estimate date: 07/10/2025  
Expiration date: 08/10/2025  
Technician: Wendy  
PO#: Mushroom Pool

#	Date	Product or service	Description	Qty	Rate	Amount
1.		STENNER FEED PUMP W/ 1/4" TUBE 45M5	STENNER FEED PUMP W/ 1/4" TUBE 45M5  The single head adjustable is an ideal choice for treating problem water, it can inject solutions for pH control or to oxidize iron, hydrogen sulfide or manganese for removal by filtration.	2	\$688.00	\$1,376.00

Total \$1,376.00

Expiry date 08/10/2025

Accepted date Accepted by

**EXHIBIT 14**

**RETURN TO AGENDA**



# LONG LAKE RANCH CDD

## TASK LIST: JULY 2025

TASK	DATE ASSIGNED	ASSIGNED TO	DELIVERABLE DATE	NOTES
Progressive & Monument Accident	03.15.2025	District Manager	08.07.2025	Spoke to Progressive and they will be sending a check this week - 07.31.2025
Insurance & Car Hit on Sunlake	03.15.2025	District Manager	08.07.2025	Reviewing old ageda files for dscusison and photos of the matter
Water Fountain	06.06.2025	Maintenance	07.08.2025	The fountain that was to be seated was not a water bottle fountain. To change the footprint to watter bottle fountain would require a change in stonework and increase in expenditures. The manufacturer has requested additional photos to make a dtermination if they will replace. These have been sent
Bridge Painting	06.06.2025	Maintenance	07.01.2025	Proposal was approved at the meeting - we need to find the paint color
Bike Rack for Inside Pool Area	06.06.2025	Maintenance	08.07.2025	Discussion as to relocating the bike racks outside of the access gate to the amenity
Tennis Windscreen & Ties	06.10.2025	Maintenance	Completed	Completed
Fence along resident Property & Tennis Court Fence	06.10.2025	Maintenance	08.07.2025	Proposal will be presented on the August 7th meeting along with the tennis court fence repair
Lights Out Around Monuments	06.15.2025	Maintenance	Completed	Email sent to Board Members with Completion Status from Will Butler on 07.17.2025. Additional email sent on GFI and track lighting on 07.31.2025
Mail Chimp Reboot	06.15.2025	Maintenance	07.29.2025	Anhor Stone James advised on 07.28.2025 that he now has access to Mail Chimp - Yahooie!!!
The southern Monument Weather Vane Lane at Long Lake Ranch Blvd it looks as though a ton of decorative grass has either died or been destroyed	06.15.2025	Red Tree	07.29.2025	John looked at the "ornamental grasses", which are variegated flax lily. It appears that when the bed was sprayed for weeds it rained shortly after, and chemical leached to the plants. We will be replacing them at our cost. Sent followup email to Red Tree on 07.28
Tennis Contract	06.16.2025	Peter Chow	07.31.2025	Tennis instructor has executed the contract and sent a snip in an email of his execution. Counsel has confirmed that this is acceptable. Have sent the Contract to Chairman for execution on behalf of the District.
Pond Bank Mowing	07.07.2025	GHS & Red Tree	07.28.2025	Anchor Joe met GHS & Red Tree on site the week of July 20th and they discussed the need for a collaborative effort. Sent on 07.28 an email regarding pond bank 10 . GHS will be present at the August meeting
Pool Resurfacing Warranty	07.07.2025	District Manager	08.07.2025	The contract will be on the agenda for discussion. In the meantime, Bill is gathering more photos and the DM will make a first attempt to get Pool Doctors to repair
Finn Outdoor & Sidewalk	07.07.2025	Field Joe	08.07.2025	Sent email to vendor on 07.28 for observations. Anchor Joe will revisit the area before the meetin for Boad discussion . Vendor advised on 07.29 and email sent to Board, Joe will take more photos
Fence Along Nightshade	07.07.2025	Maintenance	08.07.2025	WAVY Faux Stone Fence
Pool Repair	07.28.2025	Maintenance	08.07.2025	Bill has reached out to Cooper Pools for a Proposal to repair and we will advise as to next status and will include proposal on the agenda . Email sent to Supervisors on 07.28.2025
Water on the Sidewalk	07.28.2025	Field Joe	08.07.2025	We will provide photos that depcit whether we have standing water on the sidewalk to relate to email from Finn Outdoor



**EXHIBIT 15**

**RETURN TO AGENDA**



# **Long Lake Ranch CDD Community Development District**

## **Summary Financial Statements (Unaudited)**

**June 30, 2025**

**Long Lake Ranch CDD**  
**Balance Sheet**  
**June 30, 2025**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Debt Service 2014 Fund</b>	<b>Debt Service 2015 Fund</b>	<b>Debt Service 2016 Fund</b>	<b>Total</b>
<b>1 Assets:</b>						
2 Operating Account-SS	\$ 863,241	\$ 1,578,815	\$ -	\$ -	\$ -	\$ 2,442,056
3 Money Market Account- SS	803,208	-	-	-	-	803,208
4 Debit Card - SS	1,745	-	-	-	-	1,745
5 Petty Cash	4,057	-	-	-	-	4,057
6 Trust Accounts						
7 Revenue Fund	-	-	228,937	132,473	90,209	451,619
8 Reserve Fund	-	-	316,500	117,969	95,494	529,963
9 Prepayment Fund	-	-	100	-	119	219
10 Accounts Receivable	800	-	-	-	-	800
11 Assessments Receivable-On Roll	-	-	-	-	-	-
12 Excess Fees - Receivable	-	-	-	-	-	-
13 Due from Other Funds	-	2,759	8,711	6,465	5,271	23,207
14 Prepaid Expenses	673	-	-	-	-	673
15 Deposits	61,859	-	-	-	-	61,859
16 <b>TOTAL ASSETS</b>	<b>1,735,582</b>	<b>1,581,574</b>	<b>554,248</b>	<b>256,907</b>	<b>191,093</b>	<b>4,319,404</b>
<b>17 Liabilities:</b>						
18 Accounts Payable	132,184	-	-	-	-	132,184
19 Sales Tax	-	-	-	-	-	-
20 Accrued Expenses	10,099	-	-	-	-	10,099
21 Deffered Revenue-On Roll	-	-	-	-	-	-
20 Due to Other Funds	23,207	-	-	-	-	23,207
22 <b>TOTAL LIABILITIES</b>	<b>165,490</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>165,490</b>
<b>23 Fund Balance</b>						
24 Non-Spendable	62,532	-	-	-	-	62,532
25 Assigned: Capital Reserves	287,256	1,581,574	-	-	-	1,868,830
26 Assigned:3-Month Operating Capital	210,242	-	-	-	-	210,242
27 Restricted for Debt Service	-	-	554,248	256,906	191,093	1,002,247
28 Unassigned	1,010,064	-	-	-	-	1,010,064
29 <b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 1,735,582</b>	<b>\$ 1,581,574</b>	<b>\$ 554,248</b>	<b>\$ 256,907</b>	<b>\$ 191,093</b>	<b>\$ 4,319,404</b>



Long Lake Ranch CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2023 through June 30, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Month of April	FY2025 Month of May	FY 2025 Month Of June	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
1 <b>Revenues:</b>													
2 <b>Assessments Levied</b>													
3 Assessments Levied (Net On-Roll)	\$ -	\$ 198,056	\$ 1,234,243	\$ 25,018	\$ 18,817	\$ 5,182	\$ 23,021	\$4,501.28	\$ 8,738.35	1,517,577	\$ 1,212,116	\$ 305,461	125%
4 Assessments Levied for General Fund Transfer to Res	-	-	-	-	-	-	-	-	-	-	300,000	(300,000)	0%
5 Early Payment Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
6 Assessments Excess	-	-	-	-	-	-	-	-	-	-	-	-	0%
7 <b>Additional Revenue</b>										-			0%
8 Tennis	-	-	-	-	-	240	-	-	-	240	1,440	(1,200)	17%
9 Room Rentals	-	-	-	480	-	300	-	-	-	780	-	780	0%
10 Gate Access Cards	-	-	-	145	-	200	-	-	-	345	-	345	0%
11 Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	0%
12 Interest	3,064	2,498	2,467	2,366	2,144	2,378	2,307	658	2,550	20,432	-	20,432	0%
13 Advertisement Rental	-	-	-	-	-	-	-	-	-	-	-	-	0%
14 Misc Revenue	-	-	-	-	-	-	-	-	-	-	-	-	0%
15 Fund Balance Forward (removed)	-	-	-	-	-	-	-	-	-	-	47,896	(47,896)	0%
16 <b>TOTAL REVENUE</b>	<b>3,064</b>	<b>200,554</b>	<b>1,236,710</b>	<b>28,009</b>	<b>20,961</b>	<b>8,300</b>	<b>25,329</b>	<b>5,159</b>	<b>11,288</b>	<b>1,539,374</b>	<b>1,561,452</b>	<b>(22,078)</b>	<b>99%</b>
17 <b>Expenditures:</b>													
18 <b>Administrative</b>													
19 Supervisors-Regular Meetings	1,000	1,000	1,000	1,000	800	1,000	1,000	1,000	1,000	8,800	13,000	(4,200)	68%
20 Supervisors-Workshops	-	-	-	-	-	-	-	-	-	-	1,000	(1,000)	0%
21 Payroll Taxes (BOS)	-	61	107	168	138	77	-	77	-	627	1,071	(444)	59%
22 Payroll Services Fees	-	50	100	100	100	50	-	50	-	450	700	(250)	64%
23 District Management	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	14,999	20,000	(5,001)	75%
24 Administrative	833	1,421	834	834	834	833	833	833	833	8,088	10,000	(1,912)	81%
25 Accounting	833	834	834	834	834	833	833	833	833	7,501	10,000	(2,499)	75%
26 Assessment Roll Preparation	417	417	417	417	417	417	417	417	417	3,749	5,000	(1,251)	75%
27 Dissemination Agent	250	250	250	250	250	250	-	-	-	1,500	3,000	(1,500)	50%
28 District Counsel	-	2,700	2,467	3,851	6,575	3,157	-	-	-	18,750	40,000	(21,251)	47%
29 District Engineer	-	100	-	-	1,000	-	-	-	-	1,100	14,000	(12,900)	8%
30 Arbitrage Rebate Calculation	650	650	-	-	-	-	-	-	-	1,300	1,500	(200)	87%
31 Trustee Fees	7,336	-	3,367	-	-	-	-	-	-	10,703	12,014	(1,311)	89%
32 Bank Fees	-	-	-	-	-	-	-	60	321	381	150	231	254%
33 Auditing	-	-	-	-	-	-	-	-	-	-	3,700	(3,700)	0%
34 Regulatory Permits and Fees	175	-	-	-	-	-	-	-	-	175	175	-	100%
35 Property Taxes	-	-	-	-	-	-	150	673	349	1,172	250	922	469%
36 Legal Advertising	245	-	66	46	-	-	-	61	131	549	1,500	(951)	37%
37 Website Hosting	1,579	42	42	42	42	42	42	42	-	1,872	2,015	(143)	93%
38 <b>TOTAL ADMINISTRATIVE</b>	<b>14,985</b>	<b>9,190</b>	<b>11,149</b>	<b>9,207</b>	<b>12,655</b>	<b>8,325</b>	<b>4,942</b>	<b>5,713</b>	<b>5,551</b>	<b>81,716</b>	<b>139,075</b>	<b>(57,359)</b>	<b>59%</b>

Long Lake Ranch CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2023 through June 30, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Month of April	FY2025 Month of May	FY 2025 Month Of June	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
39 Insurance													
40 Public Officials, General Liblity & Property Insurance	31,032	-	-	-	-	-	-			31,032	32,313	(1,281)	96%
41 TOTAL INSURANCE	31,032	-	-	-	-	-	-			31,032	32,313	(1,281)	96%
42 Utilities													
43 Utilities-Electricity	3,677	3,991	3,703	4,437	4,704	-	4,643	5,258	5,143	35,556	60,000	(24,444)	59%
44 Utilities-Streetlights	8,118	8,118	8,225	8,225	8,560	-	8,626	8,560	8,696	67,127	115,000	(47,873)	58%
45 Utilities-Water/Sewer	1,624	974	1,551	1,488	1,172	1,551	1,407	1,542	1,455	12,762	15,000	(2,238)	85%
46 Utilities-Solid Waste Assessment	-	-	-	-	-	-	-			-	1,500	(1,500)	0%
47 Utilities-Solid Waste Removal	120	120	120	120	120	120	120	120	120	1,082	2,000	(918)	54%
48 TOTAL UTILITIES	13,540	13,203	13,599	14,270	14,556	1,671	14,795	15,480	15,414	116,527	193,500	(76,973)	60%
49 Security													
50 Security Repairs & Maintenance	-	670	419	145	-	-	435	145	524	2,338	7,500	(5,162)	31%
51 TOTAL SECURITY	-	670	419	145	-	-	435	145	524	2,338	7,500	(5,162)	31%
52 Community Maintenance													
53 Field Services	417	417	417	417	417	417	-			2,500	5,000	(2,500)	50%
54 Fountain Service Repair & Maintenance	750	-	442	921	-	-	1,565			3,678	5,000	(1,322)	74%
55 Aquatic Maintenance	2,460	2,460	2,460	2,460	2,460	2,460	2,460	3,200	2,460	22,880	29,520	(6,640)	78%
56 Mitigation Area Monitoring & Maintenance	-	-	-	-	-	-	-			-	3,100	(3,100)	0%
57 Aquatic Plant Replacement	-	-	-	-	-	-	-			-	2,750	(2,750)	0%
58 Fish Stocking	-	-	-	-	-	-	-			-	12,000	(12,000)	0%
59 Lake & Pond Maintenance	-	-	-	-	-	-	-			-	5,000	(5,000)	0%
60 Entry & Walls Maintenance	-	-	-	-	-	-	-			-	2,500	(2,500)	0%
61 Landscape Maintenance-Contract	13,375	13,675	13,675	14,085	14,085	14,085	14,085	14,085	14,085	125,237	180,920	(55,683)	69%
62 Landscape Replacement-Mulch	-	-	-	-	49,500	-	-			49,500	72,000	(22,500)	69%
63 Landscape Replacement Annuals	-	-	-	-	-	-	-			-	39,996	(39,996)	0%
64 Landscape Replacement Plants & Shrubs	992	10,800	-	-	-	8,181	-	350		20,323	90,760	(70,437)	22%
65 Tree Trimming & Maintenance	47,900	2,650	-	5,150	1,850	-	-			57,550	45,000	12,550	128%
66 Other Landscape-Fire Ant Treatment	-	-	-	-	-	-	-			-	4,500	(4,500)	0%
67 Irrigation Repairs & Maintenance	-	-	-	-	705	-	65		641	1,411	15,000	(13,589)	9%
68 Decorative Lights Maintenance	21,734	-	-	-	-	16,734	-			38,468	15,000	23,468	256%
69 Volunteer Supplies	-	-	-	-	-	-	-			-	2,000	(2,000)	0%
70 Pressure Washing	-	-	-	-	-	-	30,000			30,000	35,000	(5,000)	86%
71 Field Contingency	-	-	-	4,265	8,971	-	-	1,273		14,509	30,000	(15,491)	48%
72 TOTAL PHYSICAL ENVIRONMENT	87,628	30,002	16,994	27,298	77,988	41,877	48,175	18,909	17,186	366,057	595,046	(228,989)	62%

Long Lake Ranch CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2023 through June 30, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Month of April	FY2025 Month of May	FY 2025 Month Of June	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
73 Road & Street Facilities													
74 Sidewalk Repair & Maintenance	-	-	-	-	-	-	-			-	1,000	(1,000)	0%
75 Roadway Repair & Maintenance	-	-	-	-	-	-	-			-	2,500	(2,500)	0%
76 Signage Repair & Replacement	-	-	-	-	-	-	-			-	10,000	(10,000)	0%
77 TOTAL ROAD & STREET FACILITIES	-	-	-	-	-	-	-			-	13,500	(13,500)	0%
78 Amenity Maintenance													
79 Clubhouse Management	9,854	12,056	10,052	9,990	10,040	10,040	10,040	10,040	9,636	91,748	127,097	(35,349)	72%
80 Seasonal Pool Attendants	-	-	-	-	-	-	-			-	9,711	(9,711)	0%
81 Cell Phone for Attendants	-	-	-	-	-	-	-			-	100	(100)	0%
82 Pool Maintenance-Contract	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	6,400	32,000	40,000	(8,000)	80%
83 Dog Waste Station Supplies	-	-	-	-	-	-	-			-	5,460	(5,460)	0%
84 Amenity Maintenance & Repair	555	881	4,537	440	4,601	1,647	460		106	13,227	21,000	(7,773)	63%
85 Office Supplies	-	7	60	-	-	26	4			97	1,200	(1,103)	8%
86 Furniture Repair/Replacement	-	-	-	-	-	-	-			-	1,750	(1,750)	0%
87 Pool Repairs	-	5,060	165	-	68	-	-	514	718	6,525	2,000	4,525	326%
88 Pool Permits	-	-	-	-	-	-	-			-	1,000	(1,000)	0%
89 Communication (Tel, Fax, Internet)	377	377	377	397	410	410	410	454	407	3,617	5,000	(1,383)	72%
90 Facility A/C & Heating Maintenance & Rep.	-	-	-	-	-	-			195	195	2,000	(1,805)	10%
91 Computer Support, Maintenance & Repair	-	-	-	-	-	-				-	1,000	(1,000)	0%
92 Park & Playground Maintenance & Repair	-	-	340	-	195	273				808	6,600	(5,792)	12%
93 Pest Control	108	108	54	100	100	100	100	100	100	870	3,600	(2,730)	24%
94 Clubhouse Janitorial Supplies	340	249	276	192	18	99		49	1,044	2,267	3,000	(733)	76%
95 TOTAL PARKS & RECREATION	14,434	21,938	19,061	14,319	18,632	15,795	14,214	14,357	18,605	151,353	230,518	(79,165)	66%
96 Project Budget													
97 Capital Outlay	-	-	-	-	-	-	-			-	50,000	(50,000)	0%
98 TOTAL PROJECT BUDGET	-	-	-	-	-	-	-			-	50,000	(50,000)	0%
99 Total Expenditures	161,618	75,003	61,221	65,238	123,830	67,668	82,561	54,603	57,280	749,022	1,261,452	(512,430)	59%
100 Total Excess Expenditures Over (Under) Revenues	(158,554)	125,552	1,175,489	(37,229)	(102,869)	(59,368)	(57,232)	(49,444)	(45,992)	790,352	300,000	512,430	
101 Total Other Financing Sources (Uses)													
102 County Collection Costs	-	-	-	-	-	-	-			-	-	-	
103 Transfers In	-	-	-	-	-	-	-			-	-	-	
104 Transfers Out	-	-	-	-	-	-	-		300,000	-	(300,000)	(300,000)	
105 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	-	(300,000)	(300,000)	(300,000)	(300,000)	
106 Fund Balance - Beginning	1,079,743	921,188	1,046,740	2,222,228	2,184,999	2,082,128	2,022,761	1,965,529	1,916,084	1,079,743	1,079,743		
107 Net Change In Fund Balance	(158,554)	125,552	1,175,489	(37,229)	(102,869)	(59,368)	(57,232)	(49,444)	(345,992)	490,352	-		

Long Lake Ranch CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the Period of October 1, 2023 through June 30, 2025

	FY2025 Month of October	FY2025 Month of November	FY2025 Month of December	FY2025 Month of January	FY2025 Month of February	FY2025 Month of March	FY2025 Month of April	FY2025 Month of May	FY 2025 Month Of June	FY2025 Total Actual Year to Date	FY2025 Approved Budget	Variance Over/(Under) Budget	% Actual YTD/ FY Budget
108 Fund Balance - Ending-Projected	921,188	1,046,740	2,222,228	2,184,999	2,082,128	2,022,761	1,965,529	1,916,084	1,570,092	1,570,094	1,079,743		

**Long Lake Ranch CDD**  
**Capital Reserve Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2023 through June 30, 2025**

	<b>FY 2025 Approved Budget</b>	<b>FY 2025 Total Actual Year-to-Date</b>	<b>VARIANCE Over (Under) to Budget Year-to-Date</b>
1 <b><u>Revenues:</u></b>			
2 Special Assessments-On Roll (NET)	\$ -	\$ -	\$ -
3 Early Payment-Discount	-	-	-
4 Excess Fees	-	-	-
5 Interest & Miscellaneous	-	29,203	29,203
6 <b>Total Revenues</b>	<b>-</b>	<b>29,203</b>	<b>29,203</b>
7 <b><u>Expenditures:</u></b>			
8 Capital Improvement Plans (Pool)	-	-	-
9 Contingency	-	-	-
10 <b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
11 <b>Excess Expenditures Over (Under) Revenues</b>	<b>-</b>	<b>29,203</b>	<b>29,203</b>
12 <b><u>Other Financing Sources &amp; Uses</u></b>			
13 County Collection Costs	-	-	-
14 Transfers In from General Fund	300,000	300,000	-
15 Transfers Out	-	-	-
16 <b>Total Other Finances Sources &amp; Uses</b>	<b>300,000</b>	<b>300,000</b>	<b>-</b>
17 <b>Net Change in Fund Balance</b>	<b>300,000</b>	<b>329,203</b>	<b>29,203</b>
18 <b>Fund Balance-Beginning</b>	<b>1,252,371</b>	<b>1,252,371</b>	<b>-</b>
19 <b>Fund Balance - Ending</b>	<b>\$ 1,552,371</b>	<b>\$ 1,581,574</b>	<b>\$ 29,203</b>
20 <b><u>Analysis of Fund Balance</u></b>			
21 Assigned: Future Capital Improvements	1,178,776	1,581,574	
23 <b>Fund Balance - Ending</b>	<b>1,178,776</b>	<b>1,581,574</b>	

**Long Lake Ranch CDD**  
**Debt Service -Series 2014**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2023 through June 30, 2025**

	<b>FY 2025 Approved Budget</b>	<b>FY2025 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b><u>Revenues:</u></b>			
2 Special Assessments- On Roll (NET)	\$ 317,500	\$ 318,978	\$ 1,478
3 Excess Fees	-	-	-
4 Interest Revenue	-	16,459	16,459
5 <b>Total Revenues</b>	<b>317,500</b>	<b>335,437</b>	<b>17,937</b>
6 <b><u>Expenditures:</u></b>			
7 Interest Expense:			
8 November 1, 2024	110,250	110,175	(75)
9 May 1, 2025	107,250	109,800	2,550
10 Principal Retirement:			
11 May 1, 2025	100,000	100,000	-
12 Principal Prepayment	-	10,000	10,000
13 <b>Total Expenditures</b>	<b>317,500</b>	<b>329,975</b>	<b>12,475</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b>-</b>	<b>5,462</b>	<b>5,462</b>
15 <b>NET Change in Fund Balance</b>	<b>-</b>	<b>5,462</b>	<b>5,462</b>
16 <b>Fund Balance-Beginning</b>	<b>548,786</b>	<b>548,786</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 548,786</b>	<b>\$ 554,248</b>	<b>\$ 5,462</b>



**Long Lake Ranch CDD**  
**Debt Service -Series 2015**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2023 through June 30, 2025**

	<b>FY 2025 Approved Budget</b>	<b>FY2025 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b><u>Revenues:</u></b>			
2 Special Assessments- On Roll (NET)	\$ 235,938	\$ 236,752	\$ 814
3 Excess Fees	-	-	-
4 Interest Revenue	-	7,700	7,700
5 <b>Total Revenues</b>	<b>235,938</b>	<b>244,452</b>	<b>8,514</b>
6 <b><u>Expenditures:</u></b>			
7 Interest Expense:			
8 November 1, 2024	84,369	84,369	-
9 May 1, 2025	82,419	84,369	1,950
10 Principal Retirement:			
11 May 1, 2025	65,000	65,000	-
12 Principal Prepayment	-	-	-
13 <b>Total Expenditures</b>	<b>231,788</b>	<b>233,738</b>	<b>1,950</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b># 4,150</b>	<b>10,714</b>	<b>6,564</b>
15 <b>NET Change in Fund Balance</b>	<b>4,150</b>	<b>10,714</b>	<b>6,564</b>
16 <b>Fund Balance-Beginning</b>	<b>246,192</b>	<b>246,192</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 250,342</b>	<b>\$ 256,906</b>	<b>\$ 6,564</b>

**Long Lake Ranch CDD**  
**Debt Service -Series 2016**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of October 1, 2023 through June 30, 2025**

	<b>FY 2025 Approved Budget</b>	<b>FY2025 Actual Actual Total Year-to-Date</b>	<b>Variance Over (Under) to Budget</b>
1 <b><u>Revenues:</u></b>			
2 Special Assessments- On Roll (NET)	\$ 191,881	\$ 193,031	\$ 1,150
3 Excess Fees	-	-	-
4 Interest Revenue	-	6,044	6,044
5 <b>Total Revenues</b>	<b>191,881</b>	<b>199,075</b>	<b>7,194</b>
6 <b><u>Expenditures:</u></b>			
7 Interest Expense:			
8 November 1, 2024	60,500	60,381	(119)
9 May 1, 2025	59,100	60,263	1,163
10 Principal Retirement:			
11 May 1, 2025	70,000	75,000	5,000
12 Principal Prepayment	-	5,000	5,000
13 <b>Total Expenditures</b>	<b>189,600</b>	<b>200,644</b>	<b>11,044</b>
14 <b>Excess Expenditures Over (Under) Exp.</b>	<b># 2,281</b>	<b>(1,568)</b>	<b>(3,849)</b>
15 <b>NET Change in Fund Balance</b>	<b>2,281</b>	<b>(1,568)</b>	<b>(3,849)</b>
16 <b>Fund Balance-Beginning</b>	<b>192,661</b>	<b>192,661</b>	<b>-</b>
17 <b>Fund Balance - Ending</b>	<b>\$ 194,942</b>	<b>\$ 191,093</b>	<b>\$ (3,849)</b>

**Long Lake Ranch CDD**  
**Bank Reconciliation**  
**For the Period of December 1, 2024 through June 30, 2025**

Balance per Bank Statement	2,445,388
Plus: Deposits in Transit	-
Less: Outstanding Checks	(3,331)
<b><i>Adjusted Bank Balance</i></b>	<b>2,442,056</b>

Beginning Balance	2,486,012
Receipts	14,108
Disbursements	(58,063)
<b><i>Balance per Book</i></b>	<b>2,442,056</b>

**Check Register  
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			<b>Beginning balance</b>			219,365.74
10/1/24	100047	Cooper Pools Inc.	Invoice: 9220 (Reference: STENNER 45MJLSA1STAA 120V. )		688.00	218,677.74
10/1/24	100048	Breeze Connected, LLC, CDD	Invoice: 4056 (Reference: Onsite Payroll pay period ending 9.22.24. )		1,630.32	217,047.42
10/1/24	100049	RedTree Landscape Systems	Invoice: 18942 (Reference: Irrigation repairs. )		172.35	216,875.07
10/1/24	100050	Turner Pest Control LLC	Invoice: 619595934 (Reference: Commercial Pest Control - Monthly Service. )		107.50	216,767.57
10/1/24	100051	Premiere Painting	Invoice: 2092 (Reference: Community Painting. )		3,850.00	212,917.57
10/1/24	100052	Finn Outdoor	Invoice: 2827 (Reference: French drain with boxes and discharge. )		19,375.00	193,542.57
10/1/24	100053	S & A Services of the Bay Area	Invoice: 0000070 (Reference: Foxtail Ladies Restroom. )		475.00	193,067.57
10/2/24	100224ACH	Duke Energy	Summary Bill 8/4/24-9/3/24		12,654.23	180,413.34
10/2/24	100054	Egis Insurance & Risk Advisors	Invoice: 24965 (Reference: Policy #100124769 10/01/2024-10/01/2025 Florida Insurance All		31,032.00	149,381.34
10/2/24	100055	Kutak Rock LLP	Invoice: 3454161 (Reference: For Professional Legal Services Rendered. ) Invoice: 345416		4,298.76	145,082.58
10/4/24	100056	Breeze Connected, LLC, CDD	Invoice: 4096 (Reference: Amenity Manager. ) Invoice: 4097 (Reference: Professional Mana		10,839.92	134,242.66
10/4/24	100057	Breeze	Invoice: 19587 (Reference: Service Area CDD. )		416.67	133,825.99
10/4/24			Deposit	300.00		134,125.99
10/8/24	100058	Breeze Connected, LLC, CDD	Invoice: 4102 (Reference: Tampa Bay Times- 2nd ad rule making. )		198.80	133,927.19
10/9/24	100924ACH	Frontier	Phone and Internet 09/15/24 to 10/14/24		139.48	133,787.71
10/9/24	100924ACH1	Frontier	Phone and Internet 09/15/24 to 10/14/24		236.60	133,551.11
10/14/24	9999	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2014 A-1		17,390.05	116,161.06
10/14/24	9997	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2015 A-1		12,872.07	103,288.99
10/14/24	9998	Long Lake Ranch CDD C/O US BANK	FY24 Tax collections DS 2016		10,468.47	92,820.52
10/15/24	100059	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publis		45.94	92,774.58
10/15/24	100060		Invoice: 4112 (Reference: Onsite Payroll pay period ending 10.6.24. )		1,425.84	91,348.74
10/15/24	100061	Cooper Pools Inc.	Invoice: 9262 (Reference: Monthly Commercial Pool Service October 2024. )		3,200.00	88,148.74
10/21/24	100062	RedTree Landscape Systems	Invoice: 19060 (Reference: Installation of seasonal flowers in designated flower beds. )		8,181.00	79,967.74
10/21/24	100063	GHS LLC	Invoice: 2024-588 (Reference: Aquatic Maintenance Program. )		2,460.00	77,507.74
10/21/24	100064	Blue Water Aquatics, Inc.	Invoice: 32441 (Reference: Fountain Repair. )		3,571.64	73,936.10
10/21/24	100065	American Illuminations & Decor	Invoice: 44 (Reference: Deposit for Premium Permanent RGB Track Lighting. )		16,734.38	57,201.72
10/21/24	102124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 8/16/2024 to 9/17/2024		1,470.82	55,730.90
10/21/24	102124ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 8/16/2024 to 9/17/2024		153.11	55,577.79
10/23/24	100066	RedTree Landscape Systems	Invoice: 19166 (Reference: Monthly Grounds Maintenance Services. )		13,675.00	41,902.79
10/23/24	100067		Invoice: INV-SN-404 (Reference: Subscription start: 10/1/2024. )		1,537.50	40,365.29
10/23/24	100068	Florida Commerce	Invoice: 91155 (Reference: Special District Filling Fee. )		175.00	40,190.29
10/28/24			Funds Transfer	100,000.00		140,190.29
10/28/24	100069	#VALUE!	Invoice: 619477478 (Reference: Commercial Pest Control - Initial Service. ) Invoice: 619		215.00	139,975.29
10/28/24	100070	#VALUE!	VOID		-	139,975.29
10/29/24	102924		Excess Fees	10,578.00		150,553.29
10/29/24	102924		Excess Fees	4,901.85		155,455.14
10/29/24	102924	#VALUE!	Excess Fees		4,901.85	150,553.29
10/31/24	<b>EOM</b>			<b>115,779.85</b>	<b>184,592.30</b>	<b>150,553.29</b>
11/1/24	103024ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION 10/1 - 10/30/24		120.24	150,433.05
11/1/24	110124ACH1	Duke Energy	Summary Bill 9/4/24-10/3/24		12,044.70	138,388.35
11/1/24	100071	Breeze Connected, LLC, CDD	Invoice: 4123 (Reference: Onsite Payroll pay period ending 10.20.24. )		1,587.76	136,800.59
11/5/24	100072	Turner Pest Control LLC	Invoice: 619711537 (Reference: Commercial Pest Control. )		107.50	136,693.09
11/5/24	100073	GHS LLC	Invoice: 2024-633 (Reference: Aquatic Maintenance Program. )		2,460.00	134,233.09
11/6/24	110624ACH	Deluxe Business Systems	Checks		237.22	133,995.87
11/6/24	110624-1		Tax distributions FY2025	166.00		134,161.87
11/6/24	110624-1		To move due to other funds to restricted cash	54.84		134,216.71
11/6/24	110624-1		To move due to other funds to restricted cash		54.84	134,161.87
11/6/24	110624-2		Tax distributions FY2025	19,259.90		153,421.77
11/6/24	110624-2		To move due to other funds to restricted cash	6,363.17		159,784.94
11/6/24	110624-2		To move due to other funds to restricted cash		6,363.17	153,421.77
11/7/24	100074	US Bank	Invoice: 7518540 (Reference: Administration Fee. )		4,040.63	149,381.14
11/7/24	100075	Breeze	Invoice: 19696 (Reference: Service Area CDD. )		416.67	148,964.47
11/7/24	100076	Kutak Rock LLP	Invoice: 3469961 (Reference: For Professional Legal Services Rendered 9/5/-9/9/24. ) Inv		3,009.00	145,955.47
11/7/24	100077	Breeze Connected, LLC, CDD	Invoice: 4181 (Reference: Amenity Manager. ) Invoice: 4182 (Reference: Professional Mana		12,786.26	133,169.21
11/12/24	111224ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Nov 01/24 - Nov 30/24)		120.24	133,048.97
11/12/24	111224ACH1	Frontier	Phone and Internet 10/15/24 to 11/14/24		139.48	132,909.49
11/12/24	111224ACH2	Frontier	Phone and Internet 10/15/24 to 11/14/24		237.09	132,672.40
11/13/24	100078	RedTree Landscape Systems	Invoice: 19560 (Reference: Flush cut and remove of (1) pine tree. )		200.00	132,472.40
11/13/24	100079	Blue Water Aquatics, Inc.	Invoice: 32581 (Reference: QUARTERLY Fountain Inspection & Cleaning Services. )		750.00	131,722.40
11/14/24	111424		Tax distributions FY2025	133,928.99		265,651.39
11/14/24	111424		To move due to other funds to restricted cash	44,247.95		309,899.34
11/14/24	111424		To move due to other funds to restricted cash		44,247.95	265,651.39
11/15/24	100080	Cooper Pools Inc.	Reference: Monthly Commercial Pool Service November 2024. https://clientname(FILLIN).pay		3,200.00	262,451.39
11/15/24	100081	DCSI, Inc " Security & Sound"	Reference: Access/ Gate: Service and Control Cards. https://clientname(FILLIN).payableslo		670.00	261,781.39
11/15/24	100082	RedTree Landscape Systems			4,350.00	257,431.39
11/15/24	100083	Tampa Print Services Inc.	Reference: Letters, Envelopes, Postage. https://clientname(FILLIN).payableslockbox.com/Do		350.00	257,081.39
11/21/24	11212ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 9/17/2024 to 10/17/2024		148.55	256,932.84
11/21/24	112124ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 9/17/2024 to 10/17/2024		825.05	256,107.79
11/21/24	112124		Tax distributions FY2025	100,124.01		356,231.80
11/21/24	112124		To move due to other funds to restricted cash	33,079.34		389,311.14
11/21/24	112124		To move due to other funds to restricted cash		33,079.34	356,231.80
11/22/24	100084	Breeze Connected, LLC, CDD	Invoice: 4210 (Reference: Onsite Salary pay period ending 11/17/24. )		1,632.62	354,599.18
11/22/24	100085	RedTree Landscape Systems	Invoice: 19612 (Reference: Dog Park & Foxtail Sod. )		992.00	353,607.18
11/22/24	46	William Pellani	BOS Mtg		184.70	353,422.48
11/22/24	112224ACH	Engage PEO	BOS MTG 11/07/24		726.50	352,695.98
11/22/24	112224ACH01	American Illuminations & Decor	Reference: 2024 Holiday Lighting & Decor (Wreaths & Install). https://clientname(FILLIN).		5,000.00	347,695.98
11/26/24			VOID: Funds Transfer		-	347,695.98
11/26/24	100086	Johnson Engineering, Inc.	Invoice: 49 (Reference: General Engineering Services, Professional Services through Novem		100.00	347,595.98
11/26/24	112624	Business Observer	To book returned payment 100059	45.94		347,641.92
11/27/24	100087	Kutak Rock LLP	Invoice: 3484692 (Reference: For Professional Legal Services Rendered. ) Invoice: 348469		2,700.00	344,941.92
11/27/24	100088	RedTree Landscape Systems	Invoice: 19501 (Reference: Monthly Grounds Maintenance. )		13,675.00	331,266.92
11/27/24	100089	Turner Pest Control LLC	Invoice: 619828701 (Reference: Commercial Pest Control. )		107.50	331,159.42
11/27/24	112724		Tax distributions FY2025	42,295.78		373,455.20
11/27/24	112724		To move due to other funds to restricted cash	13,973.83		387,429.03
11/27/24	112724		To move due to other funds to restricted cash		13,973.83	373,455.20
11/30/24	<b>EOM</b>			<b>393,539.75</b>	<b>170,637.84</b>	<b>373,455.20</b>
12/2/24			Deposit	68,389.64		441,844.84
12/2/24	120224ACH	Duke Energy	Summary Bill 10/02/24-11/01/24		11,795.40	430,049.44
12/9/24	100091	Breeze	Invoice: 19757 (Reference: Service Area CDD. )		416.67	429,632.77
12/9/24	100092	Cooper Pools Inc.	Invoice: 9623 (Reference: QuickPro Roller Assembly. ) Invoice: 9624 (Reference: Rerun wi		4,565.38	425,067.39
12/9/24	100093	Breeze Connected, LLC	Invoice: 4244 (Reference: Amenity Manager. ) Invoice: 4245 (Reference: Professional Mana		12,477.32	412,590.07
12/9/24	120924		Tax distributions FY2025	1,817,880.60		2,230,470.67
12/9/24	120924		To move due to other funds to restricted cash	600,598.08		2,831,068.75
12/9/24	120924		To move due to other funds to restricted cash		600,598.08	2,230,470.67
12/9/24	120924ACH1	Frontier	Phone and Internet 11/15/24 to 12/14/24		139.48	2,230,331.19
12/9/24	120924ACH2	Frontier	Phone and Internet 11/15/24 to 12/14/24		237.09	2,230,094.10
12/11/24	121124ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION (Dec 01/24 - Dec 31/24)		120.24	2,229,973.86
12/13/24	100094	LLS Tax Solutions Inc.	Invoice: 003554 (Reference: Arbitrage Services, Rebate Amount Calculation for the period		650.00	2,229,323.86
12/13/24	121324ACH	Engage PEO	VOID: BOS MTG 12/05/23		172.40	2,229,151.46

12/13/24	121324ACH1	Heidi Clawson	BOS MTG 6-6-24		184.70	2,228,966.76
12/13/24	47	William Pellan	BOS Mtg		184.70	2,228,782.06
12/13/24	121324ach3	George Smith, Jr	BOS Mtg 11-27-24		184.70	2,228,597.36
12/13/24	121324ach4	John Twomey	BOS MTG 11-7-24		184.70	2,228,412.66
12/16/24	100095	Johnson Engineering, Inc.	Invoice: 48 (Reference: Professional Services through August 11, 2024. )		800.00	2,227,612.66
12/16/24	121624-1		Tax distributions FY2025	23,387.86		2,251,000.52
12/16/24	121624-1		To move due to other funds to restricted cash	7,726.97		2,258,727.49
12/16/24	121624-1		To move due to other funds to restricted cash		7,726.97	2,251,000.52
12/16/24	121624-2		Tax distributions FY2025	1,940.75		2,252,941.27
12/16/24	121624-2		To move due to other funds to restricted cash	641.19		2,253,582.46
12/16/24	121624-2		To move due to other funds to restricted cash		641.19	2,252,941.27
12/17/24	100096	RedTree Landscape Systems	Invoice: 19797 (Reference: Monthly Grounds Maintenance. ) Invoice: 19876 (Reference: Rem		27,125.00	2,225,816.27
12/17/24	100097	Cooper Pools Inc.	Invoice: 1559 (Reference: COMMERCIAL MAIN DRAIN REPLACEMENT. ) Invoice: 9650 (Reference:		3,860.00	2,221,956.27
12/17/24	100098	DCSI, Inc " Security & Sound"	Invoice: 32879 (Reference: Camera/DVR Service. ) Invoice: 32880 (Reference: Camera/DVR S		419.00	2,221,537.27
12/17/24	100099	GHS LLC	Invoice: 2024-697 (Reference: Aquatic Maintenance Program. )		2,460.00	2,219,077.27
12/19/24	100100	Breeze Connected, LLC	Invoice: 4295 (Reference: Pay Period ending 12/15/24. )		1,637.40	2,217,439.87
12/20/24	122024ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 10/17/2024 to 11/15/2024		157.59	2,217,282.28
12/20/24	122024ACH2	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 10/17/2024 to 11/15/2024		1,393.31	2,215,888.97
12/26/24	100101	Kutak Rock LLP	Invoice: 3499616 (Reference: For Professional Legal Services Rendered. ) Invoice: 349961		2,467.21	2,213,421.76
12/30/24	123024ACH	Duke Energy	Summary Bill 11/02/24-12/02/24		12,108.85	2,201,312.91
12/31/24	123124ACH1	Engage PEO	BOS MTG Back pay Supervisor Thompson		141.80	2,201,171.11
12/31/24	48	Darrell Thompson	bos mtg 12/31/24+backpay		554.10	2,200,617.01
12/31/24	EOM				2,520,565.09	693,403.28
1/6/25	100102	Breeze Connected, LLC	Invoice: 4343 (Reference: Amenity Manager. ) Invoice: 4344 (Reference: Professional Mana		12,414.99	2,188,202.02
1/7/25	100103	Blue Water Aquatics, Inc	Invoice: 32898 (Reference: Fountain Service. )		442.00	2,187,760.02
1/7/25	100104	S & A Services of the Bay Area	Invoice: 0000088 (Reference: Boardwalk replacement. )		4,125.00	2,183,635.02
1/7/25	100105	GHS LLC	Invoice: 2024-755 (Reference: Aquatic Maintenance Program. )		2,460.00	2,181,175.02
1/7/25	100106	Business Observer	Invoice: 24-02276P (Reference: Board of Supervisors Meeting on January 6, 2025. )		65.63	2,181,109.39
1/7/25	100107	Cooper Pools Inc.	Invoice: 70 (Reference: Monthly Commercial Pool Service January 2025. )		3,200.00	2,177,909.39
1/8/25	010825ACH1	Frontier	Phone and Internet 12/15/24 to 01/14/25		139.48	2,177,769.91
1/8/25	010825ACH2	Frontier	Phone and Internet 12/15/24 to 01/14/25		237.09	2,177,532.82
1/8/25	010825-1		Tax distributions FY2025	2,123.75		2,179,656.57
1/8/25	010825-1		To move due to other funds to restricted cash	701.66		2,180,358.23
1/8/25	010825-1		To move due to other funds to restricted cash		701.66	2,179,656.57
1/8/25	010825-2		Tax distributions FY2025	26,815.41		2,206,471.98
1/8/25	010825-2		To move due to other funds to restricted cash	8,859.37		2,215,331.35
1/8/25	010825-2		To move due to other funds to restricted cash		8,859.37	2,206,471.98
1/8/25	010825-3		Tax distributions FY2025	8,422.10		2,214,894.08
1/8/25	010825-3		To move due to other funds to restricted cash	2,782.53		2,217,676.61
1/8/25	010825-3		To move due to other funds to restricted cash		2,782.53	2,214,894.08
1/10/25	100108	RedTree Landscape Systems	Invoice: 20132 (Reference: Monthly Grounds Maintenance. )		14,085.25	2,200,808.83
1/10/25	11025ACH1	Engage PEO	BOS MTG 08/21/24		233.60	2,200,575.23
1/10/25	11025ACH2	Heidi Clawson	BOS MTG 8-21-24		184.70	2,200,390.53
1/10/25	49	Darrell Thompson	bos mtg 8/21/24+backpay		554.10	2,199,836.43
1/10/25	11025ACH4	John Twomey	BOS MTG 8-21-24		184.70	2,199,651.73
1/10/25	01125ACH5	George Smith, Jr	BOS MTG 08/21/24		184.70	2,199,467.03
1/10/25			Deposit	675.00		2,200,142.03
1/14/25	011425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Jan 01/25 - Jan 31/25		120.24	2,200,021.79
1/15/25	11525	Wendi Agans	Returned Item check 793 account closed		50.00	2,199,971.79
1/16/25	100109	Business Observer	Invoice: 24-01834P (Reference: Public Hearing on November 7, 2024 Rule Development Publish		45.94	2,199,925.85
1/17/25	011725ACH	Engage PEO	BOS MTG 01/06/25		203.00	2,199,722.85
1/17/25	011725ACH2	Heidi Clawson	BOS MTG 8-21-24		184.70	2,199,538.15
1/17/25	50	William Pellan	BOS Mtg 1-6-25		184.70	2,199,353.45
1/17/25	011725ACH3	George Smith, Jr	BOS Mtg 1-6-25		184.70	2,199,168.75
1/17/25	51	Darrell Thompson	bos mtg 1-6-25		184.70	2,198,984.05
1/17/25	011725ACH4	John Twomey	BOS MTG 1-6-25		184.70	2,198,799.35
1/21/25	100110	Breeze	Invoice: 19926 (Reference: Service Area CDD. )		416.67	2,198,382.68
1/21/25	012125ACH	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 11/15/2024 to 12/17/2024		148.55	2,198,234.13
1/21/25	012125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 11/15/2024 to 12/17/2024		1,339.19	2,196,894.94
1/24/25	100111	Breeze Connected, LLC	Invoice: 4354 (Reference: Gulf Coast - Ad rule devep hearing. ) Invoice: 4358 (Reference		1,621.01	2,195,273.93
1/25/25	012525ACH	Duke Energy	Summary Bill 12/02/24-1/02/25		3,702.57	2,191,571.36
1/27/25	100112	Fencing Life LLC	Invoice: 2411-0618-3757 (Reference: RESET 397' OF 60" BLACK ALUMINUM FENCE DUE TO STORM DA		2,179.48	2,189,391.88
1/31/25	EOM				50,379.82	61,604.95
2/3/25	100113	Fencing Life LLC	Invoice: 2411-0618-7877 (Reference: RESET 300' SEMTEK FENCE LINE DUE TO STORM DAMAGE. )		2,086.00	2,187,305.88
2/3/25	100114	Turner Pest Control LLC	Invoice: 620002931 (Reference: Commercial Pest Control - Monthly Service. )		100.00	2,187,205.88
2/4/25	100115	Kutak Rock LLP	Invoice: 3514002 (Reference: For Professional Legal Services Rendered. ) Invoice: 351404		3,851.00	2,183,354.88
2/4/25	100116	US Bank	Invoice: 7588231 (Reference: Trustee fees and incidental expenses-12/01/2024 to 11/30/2025		4,040.63	2,179,314.25
2/7/25	100117	Breeze Connected, LLC	Invoice: 4389 (Reference: Website Management Services Oct - Jan. )		166.68	2,179,147.57
2/7/25	020725ACH1	Engage PEO	BOS MTG 10/03/25		172.40	2,178,975.17
2/7/25	020725ACH2	George Smith, Jr	BOS MTG 10/03/24		184.70	2,178,790.47
2/7/25	020725ACH3	Heidi Clawson	BOS MTG 10/03/24		184.70	2,178,605.77
2/7/25	020725ACH4	John Twomey	BOS MTG 10/03/24		184.70	2,178,421.07
2/7/25	52	William Pellan	BOS MTG 10/03/24		184.70	2,178,236.37
2/10/25	021025ACH	Frontier	Phone and Internet 01/15/25 to 02/14/25		149.48	2,178,086.89
2/10/25	021025ACH1	Frontier	Phone and Internet 01/15/25 to 02/14/25		247.28	2,177,839.61
2/10/25	100118	Breeze Connected, LLC	Invoice: 4424 (Reference: Professional Management, General Administration, Construction Ac		4,041.67	2,173,797.94
2/10/25	100119	Breeze	Invoice: 20074 (Reference: Service Area CDD. )		416.67	2,173,381.27
2/10/25	100120	10 Minute Locksmith	Invoice: 279547-1 (Reference: Commercial Lock Re-key. )		400.08	2,172,981.19
2/12/25	100121	DCSI, Inc " Security & Sound"	Invoice: 33088 (Reference: Camera/DVR Service. )		145.00	2,172,836.19
2/12/25	100122	RedTree Landscape Systems	Invoice: 20523 (Reference: Flush cut and remove diseased tree at Sunlake Blvd. ) Invoice		19,643.09	2,153,193.10
2/12/25	021225-1		Tax distributions FY2025	1,142.13		2,154,335.23
2/12/25	021225-1		To move due to other funds to restricted cash	377.34		2,154,712.57
2/12/25	021225-1		To move due to other funds to restricted cash		377.34	2,154,335.23
2/12/25	021225-2		Tax distributions FY2025	26,959.25		2,181,294.48
2/12/25	021225-2		To move due to other funds to restricted cash	8,906.89		2,190,201.37
2/12/25	021225-2		To move due to other funds to restricted cash		8,906.89	2,181,294.48
2/13/25	100123	Breeze Connected, LLC	Invoice: 4422 (Reference: Amenity Manager. )		6,839.92	2,174,454.56
2/18/25	100124	Blue Water Aquatics, Inc	Invoice: 32990 (Reference: Fountain Inspection & Cleaning Services. )		750.00	2,173,704.56
2/18/25	100125	RedTree Landscape Systems	Invoice: 19342 (Reference: Arbor Care. )		43,350.00	2,130,354.56
2/18/25	100126	Turner Pest Control LLC	Invoice: 62028398 (Reference: Commercial Pest Control - Monthly Service. )		100.00	2,130,254.56
2/18/25	021825ACH	Duke Energy	Summary Bill 12/03/24 to 02/03/2025		20,887.05	2,109,367.51
2/19/25	100127	Cooper Pools Inc	Invoice: 109 (Reference: Monthly Commercial Maintenance February 2025. )		3,267.83	2,106,099.68
2/21/25	022125ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 12/17/2024 to 1/16/2025		996.43	2,105,103.25
2/21/25	022125ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 12/17/2024 to 1/16/2025		175.67	2,104,927.58
2/21/25	022125ACH11	John Twomey	BOS MTG 2/6/25		184.70	2,104,742.88
2/21/25	54	Darrell Thompson	BOS MTG 2/6/25		184.70	2,104,558.18
2/21/25	022125ACH13	George Smith, Jr	BOS MTG 2/6/25		184.70	2,104,373.48
2/21/25	53	William Pellan	BOS MTG 2/6/25		184.70	2,104,188.78
2/21/25	022125ACH14	Heidi Clawson	BOS MTG 2/6/25		184.70	2,104,004.08
2/21/25	022125ACH15	Engage PEO	BOS MTG 2/6/25		203.00	2,103,801.08
2/28/25	100128	S & A Services of the Bay Area	Invoice: 0000103 (Reference: Mailbox area repair across from Amenity Center. ) Invoice:		9,498.00	2,094,303.08
2/28/25	100129	GHS LLC	Invoice: 2025-149 (Reference: Aquatic Maintenance Program. )		2,460.00	2,091,843.08
2/28/25	100130	RedTree Landscape Systems	Invoice: 20784 (Reference: Landscape Construction. ) Invoice: 20790 (Reference: Flush cu		1,850.00	2,089,993.08
2/28/25	100131	Pasco County BOCC	Invoice: 2025000680 (Reference: Inspection and reinspection. )		75.00	2,089,918.08
2/28/25	EOM				37,385.61	136,859.41
2/28/25	EOM				37,385.61	136,859.41

3/4/25	100132	RedTree Landscape Systems	Invoice: 20922 (Reference: Monthly Grounds Maintenance. )		14,085.25	2,075,832.83
3/5/25	030525ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Feb 01/25 - Feb 28/25		120.24	2,075,712.59
3/7/25	100133	Breeze Connected, LLC	Invoice: 4510 (Reference: Amenity Manager. ) Invoice: 4511 (Reference: Professional Mana		10,881.59	2,064,831.00
3/10/25	100134	Blue Water Aquatics, Inc	Invoice: 33051 (Reference: Fountain Troubleshooting Services & Capacitor. )		171.00	2,064,660.00
3/10/25	100135	Breeze	Invoice: 20204 (Reference: Service Area CDD. )		416.67	2,064,243.33
3/11/25	031125ACH	Long Lake Ranch CDD C/O US BANK	Due to DS Series 2014, 2015, 2016		731,810.68	1,332,432.65
3/11/25	03112025-1		Tax distributions FY2025	6,232.88		1,338,665.53
3/11/25	03112025-1		To move due to other funds to restricted cash	2,059.23		1,340,724.76
3/11/25	03112025-1		To move due to other funds to restricted cash		2,059.23	1,338,665.53
3/11/25	031125ACH1	Frontier	Phone and Internet 02/15/25 to 03/14/25		260.46	1,338,405.07
3/11/25	03112025-2		Tax distributions FY2025	1,506.59		1,339,911.66
3/11/25	03112025-2		To move due to other funds to restricted cash	497.76		1,340,409.42
3/11/25	03112025-2		To move due to other funds to restricted cash		497.76	1,339,911.66
3/11/25	031125ACH2	Frontier	Phone and Internet 02/15/25 to 03/14/25		149.48	1,339,762.18
3/12/25	100136	Kutak Rock LLP	Invoice: 3527968 (Reference: For Professional Legal Services Rendered. ) Invoice: 352796		6,575.27	1,333,186.91
3/12/25	100137	Johnson Engineering, Inc.	Invoice: 50 (Reference: Professional Services through February 9, 2025. )		1,000.00	1,332,186.91
3/13/25	3132025		Fraud ACH received, returned on 03/14/25		10,500.00	1,321,686.91
3/14/25	100138	Piper Fire Protection, LLC	Invoice: 102332 (Reference: Annual Backflow Inspection. ) Invoice: 102331 (Reference: An		396.00	1,321,290.91
3/14/25	03132024R		Fraud ACH received, returned on 03/14/25	10,500.00		1,331,790.91
3/19/25	100139	Cooper Pools Inc	Invoice: 2025-222 (Reference: Monthly Commercial Maintenance March 2025. )		3,200.00	1,328,590.91
3/19/25	100140	S & A Services of the Bay Area	Invoice: 0000114 (Reference: Removed 2x8x4? long rotted piece of lumber. ) Invoice: 0000		3,200.00	1,325,390.91
3/19/25	100141	GHS LLC	Invoice: 2025-190 (Reference: February 2025 Aquatic Maintenance Program. )		2,460.00	1,322,930.91
3/19/25	100120CR	10 Minute Locksmith	Returned strongroom ACH payment 100120, paid on 02/10/25	400.08		1,323,330.99
3/21/25	032125ACH	Engage PEO	BOS MTG 3/6/25		203.00	1,323,127.99
3/21/25	32125ACH1	Heidi Clawson	BOS MTG 3/6/25		184.70	1,322,943.29
3/21/25	55	William Pellan	BOS MTG 3/6/25		184.70	1,322,758.59
3/21/25	32125ACH2	George Smith, Jr	BOS MTG 3/6/25		184.70	1,322,573.89
3/21/25	56	Darrell Thompson	BOS MTG 3/6/25		184.70	1,322,389.19
3/21/25	32125ACH3	John Twomey	BOS MTG 3/6/25		184.70	1,322,204.49
3/25/25	032525ACH	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 1/16/2025 to 2/17/2025		1,384.29	1,320,820.20
3/25/25	032525ACH1	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 1/16/2025 to 2/17/2025		166.63	1,320,653.57
3/31/25	EOM			21,196.54	790,461.05	1,320,653.57
4/3/25	100142	Kutak Rock LLP	Invoice: 3540022 (Reference: General prof Legal services. ) Invoice: 3540023 (Reference:		3,156.50	1,317,497.07
4/4/25	040425ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Mar 01/25 - Mar 31/25		120.24	1,317,376.83
4/7/25	100143	American Illuminations & Decor	Invoice: 80 (Reference: Year 2 of 4 - Premium Permanent RGB Track Lighting. )		16,734.37	1,300,642.46
4/7/25	100144	GHS LLC	Invoice: 2025-240 (Reference: March 2025 Aquatic Maintenance. )		2,460.00	1,298,182.46
4/7/25	100145	RedTree Landscape Systems	Invoice: 21418 (Reference: Monthly Grounds Maintenance. )		14,085.25	1,284,097.21
4/9/25	040925-1		Tax distributions FY2025	27,916.14		1,312,013.35
4/9/25	040925-1		To move due to other funds to restricted cash	9,223.04		1,321,236.39
4/9/25	040925-1		To move due to other funds to restricted cash		9,223.04	1,312,013.35
4/9/25	040925-2		Tax distributions FY2025	6,463.96		1,318,477.31
4/9/25	040925-2		To move due to other funds to restricted cash	2,135.59		1,320,612.90
4/9/25	040925-2		To move due to other funds to restricted cash		2,135.59	1,318,477.31
4/10/25	041025ACH1	Frontier	Phone and Internet 3/15/25 to 04/14/25		260.46	1,318,216.85
4/10/25	041025ACH2	Frontier	Phone and Internet 03/15/25 to 04/14/25		149.48	1,318,067.37
4/15/25	100146	Turner Pest Control LLC	Invoice: 620452468 (Reference: Commercial Pest Control - Monthly Service. )		55.00	1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	0.32		1,318,012.69
4/17/25	041725-01		To book fraudulent ACH returned		0.32	1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	0.58		1,318,012.95
4/17/25	041725-01		To book fraudulent ACH returned		0.58	1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	0.22		1,318,012.59
4/17/25	041725-01		To book fraudulent ACH returned		0.22	1,318,012.37
4/17/25	041725-01		To book fraudulent ACH	0.06		1,318,012.43
4/17/25	041725-01		To book fraudulent ACH returned		0.06	1,318,012.37
4/18/25	041825ACH	Duke Energy	Summary Bill Feb 4 - Mar 3 2025 and Mar 3 - April 1 2025		26,531.88	1,291,480.49
4/21/25	042125ACH	Coastal Waste & Recycling, Inc.	Reference: MONTHLY - WASTE COLLECTION Apr 01/25 - Apr 30/25		120.24	1,291,360.25
4/21/25	042125ACH1	Pasco County Utilities Services Branch	0 COMMUNITY CENTER 02/17/25 - 03/19/25		1,239.97	1,290,120.28
4/21/25	042125ACH2	Pasco County Utilities Services Branch	18981 LONG LAKE RANCH BOULEVARD 02/17/25-03/19/25		166.63	1,289,953.65
4/25/25	1926	Cooper Pools Inc	Monthly Commercial Maintenance		3,200.00	1,286,753.65
4/25/25	1925	Pasco County Property Appraiser	Property Tax		150.00	1,286,603.65
4/30/25	EOM			45,739.91	79,789.83	1,286,603.65
5/7/25	050725ach1	Engage PEO	BOS MTG 5/7/25		757.10	1,285,846.55
5/7/25	57	William Pellan	BOS MTG 5/7/25		184.70	1,285,661.85
5/7/25	58	Darrell Thompson	BOS MTG 5/7/25		184.70	1,285,477.15
5/13/25	051325-01		Tax distributions FY2025	3,373.47		1,288,850.62
5/13/25	051325-01		To move due to other funds to restricted cash	1,114.54		1,289,965.16
5/13/25	051325-01		To move due to other funds to restricted cash		1,114.54	1,288,850.62
5/13/25	051325-02		Tax distributions FY2025	3,242.35		1,292,092.97
5/13/25	051325-02		To move due to other funds to restricted cash	1,071.22		1,293,164.19
5/13/25	051325-02		To move due to other funds to restricted cash		1,071.22	1,292,092.97
5/13/25	051325-03		Tax distributions FY2025	106.36		1,292,199.33
5/13/25	051325-03		To move due to other funds to restricted cash	35.14		1,292,234.47
5/13/25	051325-03		To move due to other funds to restricted cash		35.14	1,292,199.33
5/20/25	5/20/25	10 Minute Locksmith	Commercial Lock Re-key.		400.08	1,291,799.25
5/20/25			Funds Transfer		18,895.36	1,272,903.89
5/20/25			Funds Transfer	18,895.36		1,291,799.25
5/20/25			Funds Transfer		2,042,256.87	(750,457.62)
5/22/25			Funds Transfer	750,955.17		497.55
5/22/25			Funds Transfer	6.55		504.10
5/31/25	EOM			778,800.16	2,064,899.71	504.10

New Register for Bank Account After al Funds Transferred

6/1/25	ACH 6/1/25	Frontier	Phone and Internet 4/15-5/14/25		260.46	1,207,196.87
6/1/25	6/1/25	Frontier	Phone and Internet 4/15-5/14/25		149.48	1,206,936.41
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		278.57	1,206,508.36
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25		10.00	1,206,498.36
6/4/25	1002	GHS LLC	June 2025 Aquatic Maintenance.		2,460.00	1,204,038.36
6/4/25	1003	RedTree Landscape Systems	Monthly Grounds Maintenance.		14,085.25	1,189,953.11
6/4/25	1004	Business Observer	Board of Supervisors Meeting on May 27, 2025.		61.25	1,189,891.86
6/4/25	1005	Cooper Pools Inc	Reference: Monthly Commercial Maintenance April 2025. https://clientname(FILLIN).payableslockbo...		3,200.00	1,186,691.86
6/4/25	6/4/25	Mike Fasano. Pasco County Tax Collector			673.29	1,186,018.57
6/5/25	1007	Cooper Pools Inc			6,943.85	1,179,074.72
6/5/25			Funds Transfer	1,058.20		1,180,132.92
6/6/25	1009	Anchor Stone Management, LLC	Invoice for payroll		2,993.24	1,177,139.68
6/6/25	1010	Fencing Life LLC	Fence Repair		873.36	1,176,266.32
6/6/25	6/6/25	Duke Energy	Summary Bill Apr 2 - May 1 2025		13,817.49	1,162,448.83
6/9/25	ACH 6/9/25	Frontier	Phone and Internet 5/15-6/14/25		165.72	1,162,283.11
6/11/25			Deposit	3,821.15		1,166,104.26
6/13/25	1011	Business Observer	Board of Supervisors Meeting on July 8		131.26	1,165,973.00
6/16/25	1012	Anchor Stone Management, LLC	Invoice for payroll		6,642.64	1,159,330.36
6/16/25			Deposit	9,228.63		1,168,558.99
6/18/25			Funds Transfer		2,000.00	1,166,558.99
6/18/25			Service Charge		321.16	1,166,237.83
6/26/25	6/26/25	Pasco County Utilities Services Branch			2,613.24	1,163,624.59



6/26/25	6/26/25 Pasco County Utilities Services Branch		383.19	1,163,241.40
		14,107.98	58,063.45	1,163,241.40
	Reserve Balance			1,278,814.89
6/30/25		14,107.98	58,063.45	2,442,056.29

**EXHIBIT 16**

**RETURN TO AGENDA**



6/1/25	ACH 6/1/25	Frontier	Phone and Internet 4/15-5/14/25	260.46	1,207,196.87
6/1/25	6/1/25	Frontier	Phone and Internet 4/15-5/14/25	149.48	1,206,936.41
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25	278.57	1,206,786.93
6/2/25	ACH 6/2/25	Frontier	Phone and Internet 5/15-6/14/25	10.00	1,206,508.36
6/4/25		1002 GHS LLC	June 2025 Aquatic Maintenance.	2,460.00	1,206,498.36
6/4/25		1003 RedTree Landscape Systems	Monthly Grounds Maintenance.	14,085.25	1,204,038.36
6/4/25		1004 Business Observer	Board of Supervisors Meeting on May 27, 2025.	61.25	1,189,953.11
6/4/25		1005 Cooper Pools Inc	Reference: Monthly Commercial Maintenance April 2025. <a href="https://clientname(FILLIN).payableslockbo...">https://clientname(FILLIN).payableslockbo...</a>	3,200.00	1,189,891.86
6/4/25	6/4/25	Mike Fasano. Pasco County Tax Collector		673.29	1,186,691.86
6/5/25		1007 Cooper Pools Inc		6,943.85	1,186,018.57
6/5/25			Funds Transfer	1,058.20	1,179,074.72
6/6/25		1009 Anchor Stone Management, LLC	Invoice for payroll	2,993.24	1,180,132.92
6/6/25		1010 Fencing Life LLC	Fence Repair	873.36	1,177,139.68
6/6/25	6/6/25	Duke Energy	Summary Bill Apr 2 - May 1 2025	13,817.49	1,176,266.32
6/9/25	ACH 6/9/25	Frontier	Phone and Internet 5/15-6/14/25	165.72	1,162,448.83
6/11/25			Deposit	3,821.15	1,162,283.11
6/13/25		1011 Business Observer	Board of Supervisors Meeting on July 8	131.26	1,166,104.26
6/16/25		1012 Anchor Stone Management, LLC	Invoice for payroll	6,642.64	1,165,973.00
6/16/25			Deposit	9,228.63	1,159,330.36
6/18/25			Funds Transfer	2,000.00	1,168,558.99
6/18/25			Service Charge	321.16	1,166,558.99
6/26/25	6/26/25	Pasco County Utilities Services Branch		2,613.24	1,166,237.83
6/26/25	6/26/25	Pasco County Utilities Services Branch		383.19	1,163,624.59
				14,107.98	1,163,241.40
				58,063.45	1,163,241.40
			Reserve Balance		1,278,814.89
6/30/25				14,107.98	58,063.45
					2,442,056.29



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](mailto: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: 22300016

Billing Date: 5/2/2025

Billing Period: 3/19/2025 to 4/18/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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	3/19/2025	26296	4/18/2025	26481	30	185

Usage History

	Water	Irrigation
April 2025		185
March 2025		171
February 2025		187
January 2025		144
December 2024		182
November 2024		188
October 2024		125
September 2024		199
August 2024		185
July 2024		137
June 2024		160
May 2024		126

Transactions

Previous Bill	1,239.97
Payment 04/21/25	-1,239.97 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Irrigation	
Water Base Charge	39.80
Water Tier 1 50.0 Thousand Gals X \$3.34	167.00
Water Tier 2 25.0 Thousand Gals X \$6.69	167.25
Water Tier 3 110.0 Thousand Gals X \$9.02	992.20
<b>Total Current Transactions</b>	1,366.25
<b>TOTAL BALANCE DUE</b>	<b>\$1,366.25</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0928090  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 1,366.25

**Total Balance Due \$1,366.25**  
**Due Date 5/19/2025**

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

**The Total Due will be electronically  
transferred on 05/19/2025.**

LONG LAKE RANCH CDD  
C/O DPGF  
250 INTERNATIONAL PARKWAY 208  
LAKE MARY FL 32746

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



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

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

[UtilCustServ@MyPasco.net](mailto: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: 22300021

Billing Date: 5/2/2025

Billing Period: 3/19/2025 to 4/18/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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	3/19/2025	421	4/18/2025	425	30	4

Usage History

	Water
April 2025	4
March 2025	3
February 2025	3
January 2025	4
December 2024	1
November 2024	2
October 2024	1
September 2024	2
August 2024	4
July 2024	4
June 2024	3
May 2024	3

Transactions

Previous Bill	166.63
Payment 04/21/25	-166.63 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1	4.0 Thousand Gals X \$2.10 8.40
Sewer	
Sewer Base Charge	99.71
Sewer Charges	4.0 Thousand Gals X \$6.94 27.76
<b>Total Current Transactions</b>	175.67
<b>TOTAL BALANCE DUE</b>	<b>\$175.67</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 0928725  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 175.67

**Total Balance Due \$175.67**  
**Due Date 5/19/2025**

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

**The Total Due will be electronically  
transferred on 05/19/2025.**

LONG LAKE RANCH CDD  
C/O DPFG  
250 INTERNATIONAL PARKWAY 208  
LAKE MARY FL 32746

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



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

Billing Date:  
**Apr 15, 2025**  
 Billing Period:  
**Apr 15 - May 14, 2025**

Hi LONG LAKE RANCH,

Notice anything different? Your bill has a new look and feel. Simpler.  
 Clearer. Easier to understand.

### Bill history

Previous balance	\$260.46
Payment received by Apr 15, thank you	-\$260.46

### Service summary

	Current month
Bundle	\$237.95
Taxes and Fees	\$22.61

**Total services** **\$260.56**

**Total balance** **\$260.56**

Total balance

**\$260.56**

Auto Pay is scheduled

**May 09**



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 payments, and services  
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Earn more. Get started with a business referral and earn up to \$325 per  
 referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 15 04152025 NNNNNNNN 01 999826

**You are all set with Auto Pay! To  
 review your account, go to  
[frontier.com](https://frontier.com) or the MyFrontier app.**

**LONG LAKE RANCH**  
 1540 INTERNATIONAL PKWY STE 2000  
 LAKE MARY FL 32746-5096

47200281340644230615210000000000000000260565



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

Billing Date:  
**Apr 15, 2025**  
 Billing Period:  
**Apr 15 - May 14, 2025**

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
MyFrontier® app



For help: Customer Service at [frontier.com/helpcenter](https://frontier.com/helpcenter), chat at [frontier.com/chat](https://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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at [frontier.com/privacy](https://frontier.com/privacy).





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

Billing Date:  
**Apr 15, 2025**  
Billing Period:  
**Apr 15 - May 14, 2025**

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: [business.frontier.com/internet-backup](https://business.frontier.com/internet-backup)



## Bundle

### Monthly Charges

04.15-05.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$19.99
	OneVoice Nationwide	\$54.99
	\$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
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
<b>Bundle Total</b>		<b>\$237.95</b>

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 \$114.58 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning April 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.3% to 36.6% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit [frontier.com/regulatory-changes](https://frontier.com/regulatory-changes).



## Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.78
Federal USF Recovery Charge	\$3.30
Federal Excise Tax	\$0.40
<b>Federal Taxes</b>	<b>\$12.48</b>
FL State Communications Services Tax	\$5.13
County Communications Services Tax	\$2.54
FL State Gross Receipts Tax	\$1.84
Pasco County 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.14
FL Telecommunications Relay Service	\$0.08
<b>State Taxes</b>	<b>\$10.13</b>

**Taxes and Fees Total** **\$22.61**

**Total current month charges** **\$260.56**





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

Billing Date:  
**Apr 15, 2025**  
Billing Period:  
**Apr 15 - May 14, 2025**

**Frontier Com of America**

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Mar 17	11:46A	1.0	DD	ANNAPOLIS MD 443-370-9602	\$0.00	U
Subtotal						\$0.00	

**Legend Call Types:**

DD - Day

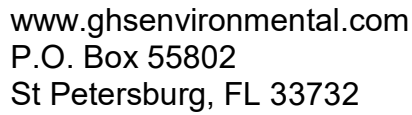


**Caller Summary Report**

Phone #	Calls	Minutes	Amount
813-406-4423	1	1	\$0.00
Total	1	1	\$0.00

**Caller Summary Report**

Phone #	Calls	Minutes	Amount
Interstate	1	1	\$0.00
Total	1	1	\$0.00



Date: 6/2/2025  
Invoice #: 2025-351

Long Lake Ranch CDD  
c/o Anchor Stone Management, LLC  
255 Primera Boulevard  
Suite 160  
Lake Marv. FL 32746

Due Date	Service Date:
6/2/2025	May 2025

Task #	Description	Project Compl...	Amount
Task 1	Aquatic Maintenance Program	41.67%	2,460.00
PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE		Total	\$2,460.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. <b>THANK YOU FOR YOUR BUSINESS!</b>		Payments/Credits	\$0.00
		Balance Due	\$2,460.00



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](mailto: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: 22457030

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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	4/18/2025	26481	5/19/2025	26645	31	164

Usage History		
	Water	Irrigation
May 2025		164
April 2025		185
March 2025		171
February 2025		187
January 2025		144
December 2024		182
November 2024		188
October 2024		125
September 2024		199
August 2024		185
July 2024		137
June 2024		160

Transactions		
Previous Bill		1,366.25
Payment 05/19/25		-1,366.25 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Irrigation		
Water Base Charge		39.80
Water Tier 1	50.0 Thousand Gals X \$3.34	167.00
Water Tier 2	25.0 Thousand Gals X \$6.69	167.25
Water Tier 3	89.0 Thousand Gals X \$9.02	802.78
Adjustments		
Return Payment		1,434.56
<b>Total Current Transactions</b>		2,611.39
<b>TOTAL BALANCE DUE</b>		<b>\$2,611.39</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

LONG LAKE RANCH CDD  
C/O DPFG  
250 INTERNATIONAL PARKWAY 208  
LAKE MARY FL 32746

Account # 0928090  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 2,611.39

<b>Total Balance Due</b>	<b>\$2,611.39</b>
<b>Due Date</b>	<b>6/20/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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



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LAND O' LAKES (813) 235-6012  
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DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto: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: 22457035

Billing Date: 6/3/2025

Billing Period: 4/18/2025 to 5/19/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

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	4/18/2025	425	5/19/2025	429	31	4

Usage History

	Water
May 2025	4
April 2025	4
March 2025	3
February 2025	3
January 2025	4
December 2024	1
November 2024	2
October 2024	1
September 2024	2
August 2024	4
July 2024	4
June 2024	3

Transactions

Previous Bill	175.67
Payment 05/19/25	-175.67 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	39.80
Water Tier 1 4.0 Thousand Gals X \$2.10	8.40
Sewer	
Sewer Base Charge	99.71
Sewer Charges 4.0 Thousand Gals X \$6.94	27.76
Adjustments	
Return Payment	205.67
<b>Total Current Transactions</b>	381.34
<b>TOTAL BALANCE DUE</b>	<b>\$381.34</b>

Annual Water Quality Report: The 2024 Consumer Confidence  
Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a  
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

LONG LAKE RANCH CDD  
C/O DPGF  
250 INTERNATIONAL PARKWAY 208  
LAKE MARY FL 32746

Account # 0928725  
Customer # 01307800  
Balance Forward 0.00  
Current Transactions 381.34

<b>Total Balance Due</b>	<b>\$381.34</b>
<b>Due Date</b>	<b>6/20/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

**RedTree Landscape Systems**  
5532 Auld Lane  
Holiday, FL 34690  
+17278104464  
service@redtreelandscape.systems  
redtreelandscapesystems.com

**Invoice 30111**



**BILL TO**

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

DATE  
06/01/2025

PLEASE PAY  
\$14,085.25

DUE DATE  
06/01/2025

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b>	1	14,085.25	14,085.25
Monthly Grounds Maintenance			
For the service month of this billing, kindly refer to the date on the invoice. Thank you!			

**TOTAL DUE** **\$14,085.25**

THANK YOU.

# INVOICE

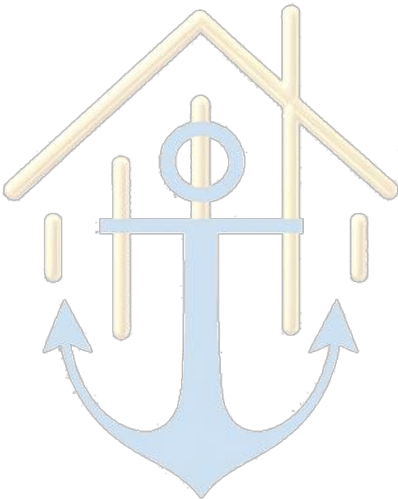
Number: 2

**Anchor Stone Management LLC**  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746  
info@anchorstonemgt.com

**Long Lake Ranch CDD**  
19037 Long Lake Ranch Blvd  
Lutz FL 33558



DATE	DESCRIPTION	AMOUNT
6/16/2025	General Maintenance Attendant - 49.5 Hours @ \$25/HR (06/02/2025 - 06/15/2025)	1,237.50
6/16/2025	Facility Attendant - 24.5 Hours @ \$25/HR (06/02/2025 - 06/15/2025)	612.50
6/16/2025	Amenity Manager - Salaried (06/02/2025 - 06/15/2025)	3,327.20
6/16/2025	Seasonal Pool Monitor / Facility Attendant - 32 Hours @ \$25/HR (06/02/2025 - 06/15/2025)	800.00
6/16/2025	Amenity Manager - Corrected Hours (05/29/2025 - 05/30/2025)	665.44
TOTAL		6,642.64







---

**RE: Time Cards - Ck Date 6/20**

---

**From** Long Lake Ranch CDD <manager@longlakeranchcdd.com>

**Date** Mon 6/16/2025 2:19 PM

**To** Anna Lyalina <Anna@AnchorstoneMgt.com>; James Paleveda <James@AnchorstoneMgt.com>

**Cc** Patricia Thibault <Patricia@AnchorstoneMgt.com>

Ok. Lisa's new hours are 12:15pm-8:15 pm. She is owed one hour from last pay period because we only paid her for 16 hours instead of 17, and she worked 17 this weekend. From now on, it will be 16 hours.

Bill

---

**From:** Anna Lyalina <Anna@AnchorstoneMgt.com>

**Sent:** Monday, June 16, 2025 1:49 PM

**To:** Long Lake Ranch CDD <manager@longlakeranchcdd.com>; James Paleveda <James@AnchorstoneMgt.com>

**Cc:** Patricia Thibault <Patricia@AnchorstoneMgt.com>

**Subject:** Re: Time Cards - Ck Date 6/20

Hello All,

Lisa's position was approved by the Board for an 8 hours / day total

Anna Lyalina  
Finance & Assessments Manager  
Anchor Stone Management, LLC  
255 Primera Boulevard, Suite 160,  
Lake Mary, FL 32746  
e-mail: [Anna@AnchorStoneMgt.com](mailto:Anna@AnchorStoneMgt.com)  
Tel.: 407-698-5350

---

**From:** Long Lake Ranch CDD <[manager@longlakeranchcdd.com](mailto:manager@longlakeranchcdd.com)>

**Sent:** Monday, June 16, 2025 1:31 PM

**To:** James Paleveda <[James@AnchorstoneMgt.com](mailto:James@AnchorstoneMgt.com)>

**Cc:** Patricia Thibault <[Patricia@AnchorstoneMgt.com](mailto:Patricia@AnchorstoneMgt.com)>; Anna Lyalina <[Anna@AnchorstoneMgt.com](mailto:Anna@AnchorstoneMgt.com)>

**Subject:** RE: Time Cards - Ck Date 6/20

Hey James. I had a question about Lisa's hours. Last pay period Lisa brought to my attention that she was an hour short. She's scheduled weekends 12p-8:30p. I submitted 16 hours because I assumed that she is granted a 30 minute lunch. She thought I made a mistake. If I was wrong in assuming that, I will not deduct lunch in the future. I did not deduct lunch below. If we are not doing lunches, we owe Lisa an hour.

Steve:

6/2 6:30am-11:00am – 4.5

6/3 6:00am-11:00am – 5

6/4 6:00am-11:00am – 5

6/5 6:00am-11:00am – 5  
6/6 6:00am-11:00am – 5 = 24.5

6/9 6:00am-11:00am – 5  
6/10 6:00am-11:00am – 5  
6/11 6:00am-11:00am - 5  
6/12 6:00am-11:00am - 5  
6/13 6:00am-11:00am – 5 = 25 49.5 hours

Noah

6/8 1:00pm-3:00pm - 2  
6/9 4:00pm-8:30pm – 4.5  
6/10 4:00pm-8:30pm – 4.5  
6/11 4:00pm-8:30pm – 4.5  
6/12 4:00pm-8:30pm – 4.5  
6/13 4:00pm-8:30pm – 4.5 = 24.5 hours

Lisa

6/7 12:00pm-8:30pm – 8.5  
6/8 12:00pm-8:30pm - 8.5

6/14 12:00pm-8-30pm 8.5  
6/15 12:00pm-8:30pm 8.5 = 34 hours

Bill = 80 hours

Thanks James,

Bill

---

**From:** James Paleveda <[@AnchorstoneMgt.com](mailto:@AnchorstoneMgt.com)>  
**Sent:** Monday, June 16, 2025 11:59 AM  
**To:** Long Lake Ranch CDD <[manager@longlakeranchcdd.com](mailto:manager@longlakeranchcdd.com)>  
**Cc:** Patricia Thibault <[Patricia@AnchorstoneMgt.com](mailto:Patricia@AnchorstoneMgt.com)>; Anna Lyalina <[Anna@AnchorstoneMgt.com](mailto:Anna@AnchorstoneMgt.com)>  
**Subject:** Time Cards - Ck Date 6/20  
**Importance:** High

Hi, Bill.

Please send me the time cards for the check date 6/20 as soon as possible. Thanks!

James Paleveda  
**Anchor Stone Management**

AMENITY								
Position & Count		\$ / Hour FY 2025 & FY 2026 Term <sup>3</sup>	Hours per Week FY 2025	Hours per Week FY 2026, FY 2027, FY 2028	Annual Salary FY 2025 & 2026 Term	Labor & Mgt Rate	FY 2025 Term Notes	FY 2025 Term <sup>4</sup> 5/22/25-9/30/25
Amenity Manager (Full Time <sup>1</sup> , Annual) - Count 1	Bill York	\$ 31.25	40	40	\$ 69,200	25%	Annual; prorated; current staff	\$31,283.00 or \$41.59/HR
General Maintenance (PT; Annual; Mon thru Fri) Count 1	Steve	\$ 20.00	20	25	\$ 20,800	25%	Annual, prorated, current staff	\$9,403.00 or \$25.00/HR
Facility Attendant (PT; Annual; Sat & Sun) Count 1	Lisa	\$ 20.00	16	16	\$ 16,640	25%	Annual; prorated; to hire; Not to Exceed	\$7,600.00 or \$25.00/HR
Seasonal Pool Monitor / Facility Attendant (PT; Seasonal - 14 weeks <sup>2</sup> ) Count 1		\$ 20.00	28	28	\$ 7,840	25%	Seasonal, full fee, to hire;	\$9,800.00 or \$25.00/HR
Subtotal: Salaries								\$58,086
Payroll Administration								
Workers Compensation								
Health Insurance (FY Staff Only <sup>1</sup> )								
HR Administration								
Training & Development								
Payroll Taxes								
Accounting Services								
Annual Management Fee (1%)					FULL TERM \$\$ TO BE BILLED MONTHLY			\$581
Amenity Total Annual								\$58,667
Notes:								
* Anchor Stone will pay the individuals and bill the District the amounts <b>up to</b> the totals shown based on the current scope of work and agreed rates. Should there be any need for a change in the scope, the Board will have a final decision.								
1 - Includes FT Employee \$350/month health insurance stipend								

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-00972P

Date 05/16/2025

**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 # 25-00972P

\$61.25

### Meeting Notice

**RE:** Long Lake Ranch CDD Notice of Budget Workshop on May 27, 2025

**Published:** 5/16/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$61.25**

Payment is expected within 30 days of the  
first publication date of your notice.

**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

#### LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

The Board of Supervisors ("Board") of the Long Lake Ranch Community Development District (the "District") will hold a public workshop on May 27, 2025, at 6:00 p.m. at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, FL 33558. The purpose of the public workshop is to discuss matters related to the Fiscal Year 2025/2026 Budget and any other District business that properly comes before it.

The public workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained at the office of the District Manager, located at 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746 Phone: (407)-698-5350 (the "District Manager's Office"), during normal business hours. The public workshop and meeting may be continued to a date, time, and place to be specified on the record at the workshop or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public workshop or meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Patricia Thibault

District Manager

May 16, 2025

25-00972P

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

Billing Date:  
**May 15, 2025**  
 Billing Period:  
**May 15 - Jun 14, 2025**

Hi LONG LAKE RANCH,

Your account is past due, please pay immediately to avoid any service interruptions.

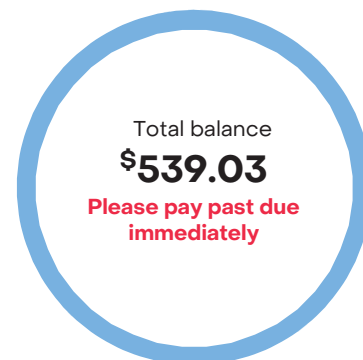
### Bill history

Previous balance	\$260.56
Payment not received by May 15	\$0.00
Prior bill period balance	\$260.56
<b>Please pay past due immediately</b>	<b>\$260.56</b>

### Service summary

	Previous month	Current month
Bundle	\$237.95	\$237.95
One-Time Charges		\$17.91
Taxes and Fees	\$22.61	\$22.61
<b>Total services</b>	<b>\$260.56</b>	<b>\$278.47</b>
<b>Total balance</b>		<b>\$539.03</b>

\$278.47 due Jun 09



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

6790 0107 NO RP 15 05152025 NNNNNNNY 01 995936

**LONG LAKE RANCH**  
 2502 N ROCKY POINT DR STE 1000  
 TAMPA FL 33607-1449

**Total balance**  
**\$539.03**

**Due by**  
 Jun 09

**Account number**  
 813-406-4423-061521-5

**Amount enclosed**  
 \$

**Mail payment to:**  
 FRONTIER  
 PO BOX 740407  
 CINCINNATI, OH 45274-0407

272021813406442306152100000260560000539035



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

Billing Date:  
**May 15, 2025**  
 Billing Period:  
**May 15 - Jun 14, 2025**

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 Visually impaired/TTY customers, call 711.

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

Billing Date:  
**May 15, 2025**  
Billing Period:  
**May 15 - Jun 14, 2025**

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## Bundle

### Monthly Charges

05.15-06.14	Business Fiber Internet 500	\$125.99
	1 Usable Static IP Address	\$19.99
	OneVoice Nationwide	\$54.99
	\$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
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
<b>Bundle Total</b>		<b>\$237.95</b>

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 \$247.07 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.

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## One-Time Charges

	Late Payment Fee	\$17.91
<b>One-Time Charges Total</b>		<b>\$17.91</b>



## Taxes and Fees

	FCA Long Distance - Federal USF Surcharge	\$8.78
	Federal USF Recovery Charge	\$3.30
	Federal Excise Tax	\$0.40
	<b>Federal Taxes</b>	<b>\$12.48</b>
	FL State Communications Services Tax	\$5.13
	County Communications Services Tax	\$2.54
	FL State Gross Receipts Tax	\$1.84
	Pasco County 911 Surcharge	\$0.40
	FL State Gross Receipts Tax	\$0.14
	FL Telecommunications Relay Service	\$0.08
	<b>State Taxes</b>	<b>\$10.13</b>
<b>Taxes and Fees Total</b>		<b>\$22.61</b>

**Total current month charges** **\$278.47**



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

Billing Date:  
**May 15, 2025**  
Billing Period:  
**May 15 - Jun 14, 2025**

Account Activity

8134064423

Qty	Description	Order number	Effective date	Charge
1	Late Payment Fee		2025-05-15	\$17.91
Total				\$17.91

Frontier Com of America

813-406-4423

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	May 07	8:25A	3.0	DD	MORRISTOWN NJ 973-216-5644	\$0.00	U
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
813-406-4423	1	3	\$0.00
Total	1	3	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Interstate	1	3	\$0.00
Total	1	3	\$0.00



INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Invoice details

Invoice no.: 2025-673  
Terms: Net 30  
Invoice date: 06/03/2025  
Due date: 07/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/30/2025	Scum Gutter Grate	Scum Gutter Grate Technician replaced two broken gutter grates	2	\$15.00	\$30.00

Total \$30.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Invoice details

Invoice no.: 2025-710  
Terms: Net 30  
Invoice date: 06/01/2025  
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 2025	1	\$3,200.00	\$3,200.00

Total \$3,200.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Invoice details Technician: Andrew  
Invoice no.: 2025-649  
Terms: Net 30  
Invoice date: 05/24/2025  
Due date: 06/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		BIOHAZARD CLEANUP	BIOHAZARD CLEANUP - Saturday May 24 Cleanup at the Mushroom	1	\$180.00	\$180.00

Total \$180.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
19037 Long Lake Ranch Blvd  
Lutz FL  
33558

Ship to  
19037 Long Lake Ranch Blvd  
Lutz FL  
33558

Invoice details Technician: Evan  
Invoice no.: 2025-612  
Terms: Net 30  
Invoice date: 05/14/2025  
Due date: 06/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Phosphate Treatment	Phosphate Treatment	1	\$225.00	\$225.00

Total \$225.00

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Invoice details

Invoice no.: 2025-545  
Terms: Net 30  
Invoice date: 05/01/2025  
Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance May 2025	1	\$3,200.00	\$3,200.00

Total \$3,200.00

Ways to pay



Overdue 05/31/2025

View and pay



INVOICE

Cooper Pools, CP Remodeling & Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



Cleaning Commercial Acct:Anchor Stone Management LLC:Long Lake Ranch CDD

Bill to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Ship to  
Long Lake Ranch CDD  
19037 Long Lake Ranch Blvd  
Lutz, FL 33558

Invoice details  
Invoice no.: 2025-503  
Terms: Net 30  
Invoice date: 04/28/2025  
Due date: 05/28/2025

Technician: Evan  
PO#: Foxtail

#	Date	Product or service	Description	Qty	Rate	Amount
1.		VAKPAK 26520 1 BLK SOLENOID VLV	VAKPAK 26520 1 BLK SOLENOID VLV	1	\$108.85	\$108.85
2.			Technician advised that the autofill was stuck and needs to be replaced.			

Ways to pay



Total \$108.85

Overdue 05/28/2025

View and pay

**EXHIBIT 17**

**RETURN TO AGENDA**



**MINUTES OF 07/08/2025 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 Tuesday, July 8, 2025 at 6:00 p.m. at the 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 Teams conference.

**I. Call to Order / Roll Call**

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

Heidi Clawson.....	Board of Supervisors, Chairwoman
George Smith Jr.....	Board of Supervisors, Vice Chairman
John Twomey .....	Board of Supervisors, Assistant Secretary
Darrell Thomson .....	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault.....	District Manager, Anchor Stone Management
Anna Lyalina .....	District Finance, Anchor Stone Management
William York.....	Amenity Manager, Anchor Stone Management
Sarah Sandy (via conference).....	District Counsel, Kutak Rock LLP
Peter Chow.....	Tennis Coach
John Burkett.....	RedTree Landscape
Pete Lucadano.....	RedTree Landscape
Joe O’Rielly .....	Field Manager, Anchor Stone Management

**Opening Remarks and Attendance Notes**

Ms. Thibault officially called the Meeting to order after confirming that quorum had been established. Present in person were Chairwoman Clawson, Supervisor Smith, Supervisor Thompson, and Supervisor Twomey of the Board of Supervisors. Also present were District Management Staff and Amenity Team members, as were the Tennis Coach and the Landscape Team. The District Counsel, Ms. Sandy, attended via conference.

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

A Resident, Ms. Twomey of 18864 Pampass Grass, voiced concerns about recent legal costs totaling \$8,500, including \$1,372.50 for an attorney’s in-person attendance. She criticized repeated police involvement at the amenity center.

**III. Supervisor Comments**

Chairwoman Clawson responded to an email from resident Mr. Koford, refuting claims of neglect and defending the District’s decisions on amenities, windcreens, and non-resident use. She proposed purchasing wheeled pickleball nets to reduce conflict between user groups.

Ms. Thibault noted that Supervisor Thompson joined at 6:04 PM.

Supervisor Smith expressed concerns about the Primrose Monument insurance update, unclear parking enforcement, locked gates behind Primrose, and unreported streetlight outages. He also raised questions about the pool resurfacing warranty, general financial oversight, and requested an update on a signage-related criminal incident mentioned by Supervisor Thompson.

Ms. Thibault stated she had contacted law enforcement at Mr. Thompson’s request and was awaiting further details. Smith urged quicker resolution.

Chairwoman Clawson reminded the Board of prior directives being contradicted. She also requested Pasco County reinstall missing traffic and street signs at Zamia Loop and Grandview/Nightshade.

Chairwoman Clawson expressed frustration with the increasingly lengthy and detailed meeting minutes being produced. Citing statutory guidance, they proposed that the minutes be condensed to a summary of motions and essential summaries only.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR the Board approved the summary style meeting minutes policy for the Long Lake Ranch Community Development District.

#### IV. Professional Vendor Presentations

##### A. RedTree Landscape

###### Landscape Maintenance Report June 2025

Mr. Burkett reported that mowing and monthly detailing are ongoing, with completion expected by the end of the week. Crews are addressing weeds, minor irrigation repairs, and spider mite issues on Fakahatchee grass and county palms, which were trimmed and are expected to regrow. Fertilization was completed June 27, and delayed garden and pine bed work will finish within two weeks.

The Board discussed brittle drip irrigation lines requiring phased replacement and requested a prioritized plan. A \$1,250 proposal to boot 17 pool-area palms for aesthetics and reduced debris was approved unanimously.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR the Board approved the Walk on Proposal to Boot the 17 Palms in the Pool Area for \$1,250 for the Long Lake Ranch Community Development District.

###### Assessment of Drip Line Project (*Ratification*)

The Board discussed the Drip Line Project, focusing on its current status, associated financials, and identifying the remaining areas where work still needs to be completed. No Motions followed.

###### Top Choice Application \$5,000

Ms. Thibault brought the Board's attention to Exhibit 3, the Top Choice Application proposal for \$5,000. Chairwoman Clawson and other Board members noted that this item had already been approved previously.

###### Tree Re-staking and Removal: Nightshade (2 removal) \$1,300

###### Re-Stake Maple Tree - \$750. Total = \$2,050

Ms. Thibault reported that a dripline assessment and proposal are expected within two weeks. While not currently in the reserve study, the system may warrant inclusion. The Board discussed allocating a portion of last year's \$287,000 surplus toward reserves and upcoming projects.

A \$5,000 top-choice fertilizer application was ratified, and tree maintenance was reviewed. The Board opted to monitor three questionable trees rather than remove them immediately but approved a not-to-exceed amount of \$750 for flush-cut removal of a larger, hazardous tree near the monument and townhomes. A motion to approve the removal was made, seconded, opened for public comment, and passed unanimously.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR the Board approved the Proposal to Re-Stake Maple Tree with one Large Nightshade Tobi for \$750 for the Long Lake Ranch Community Development District.

###### Arborist Analysis - 1914 Nature View Drive

The Board reviewed Exhibit 5 - an arborist analysis for 1914 Nature View Drive - at the request of the District Counsel. Ms. Sandy stated that the analysis was sufficient to determine that the tree roots were not an issue. No further action was required.

###### Viburnum Proposal - \$2,890

The item was addressed under the Section VII-A, 'Red Tree - Consideration of Viburnum Proposal (\$2,890),' and was approved by a Motion.

**Discussion of Entrance Monument at Nightshade & Serenoa**

The Entrance Monument at Nightshade & Serenoa was not discussed during the meeting.

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

Mr. Burnite presented the Environmental Aquatic Maintenance Service Report, covering activities from January 9 to July 1, 2025.

Key highlights included routine field checks, multiple trash pickups across all ponds, coordination on broken skimmers at Big Lake, and removal of roof shingles exposed due to receding water levels. Significant efforts included the installation of 343 grass carp in Big Lake and 37 in Pond 80 to help manage vegetation, as well as mowing around Pond 80 to control overgrowth. Coordination with vendors and District staff was ongoing throughout the reporting period.

**C. District Counsel**

**Discussion of District Counsel Invoices**

The Board agreed that no further discussion was needed on the District Counsel Invoices (Exhibit 7) and proceeded to the next agenda item.

**Discussion of Transition Status**

Confirmed by Ms. Sandy, Ms. Thibault noted that FY2024 Audit file had not yet been received from the previous management company. Ms. Sandy explained that all necessary documents had been submitted to the auditor, who currently has no further requests, but is delayed and expects to complete the Audit by the end of the month. After discussion and clarification, the Board approved the Separation Agreement.

On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR the Board approved the Separation Agreement from Kai Connected, LLC for the Long Lake Ranch Community Development District.

**Board Direction - Access to Primrose Estates Research**

Supervisor Smith raised concerns regarding the walking gate access to the ponds (not located on a private road). After discussion with Ms. Sandy, he proposed a motion authorizing her to research the issue, with a budget of up to \$2,000. The Board agreed to return to this item later and proceeded with the rest of the agenda.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH SUPERVISOR THOMPSON VOTING NAY the Board approved the Public Access Agreement Not to Exceed \$1,000 for the Long Lake Ranch Community Development District.

**V. Amenity General Manager**

**Consideration of Bridge Painting Project Proposal - Go With the Best Painters - \$8,709**

Ms. Thibault presented three proposals for bridge painting, with costs and details outlined. The Vendors considered were Go with the Best Painters, WRB Painting, Budget Painting and Waterproofing. Among them, WRB Painting submitted the lowest bid.

The Board reviewed bridge remediation proposals included under Exhibit 8, Exhibit 20, and Exhibit 21. After a discussion, the Board moved forward.

The Board decided to proceed with a pressure wash of the bridge first, followed by a walkthrough to assess which boards need to be replaced before moving forward with painting.

**Discussion of Monument Track Lighting Repairs**

Following Agenda Item IV-B (GHS Environmental Aquatic Maintenance Service Report), Mr. Butler addressed complaints Ms. Thibault had relayed via email, specifically regarding the monuments on Nightshade. He noted that he had previously reset them and set up patriotic lighting, which was functioning at the time. Mr. Butler shared possible causes for the electrical issues and committed to further investigating the matter. The Board briefly discussed the issue.

**Cooper Pool Estimates for Repair**

**a. Repairs & Patch - \$195**

Ms. Thibault presented a proposal from Cooper Pools totaling \$195 for commercial repairs and an underwater patch. During discussion, the Board agreed that Ms. Thibault would verify whether the previous patch was still under warranty. Ms. Sandy noted there is a two-year warranty, though some exceptions may apply depending on the type of repair previously done. The motion to approve the proposal passed.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved the Cooper Pools proposal for the repairs and a patch for \$195 for the Long Lake Ranch Community Development District.

**b. Gas shock - \$306.42. The Vak Pak needs shocks to uphold.**

The Board discussed the Cooper Pools proposal for two 150LB gas shocks priced at \$126.42, plus commercial repairs and installation for \$180. The motion to approve the proposal was passed.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved the Cooper Pools proposal for a gas shock for \$306.42 for the Long Lake Ranch Community Development District.

**Fence Repairs - Tampa Fence - Black Chain Fence Around Tennis Court - \$2,146**

Ms. Thibault introduced Exhibit 11, covering various fence repairs. Amenity Manager Mr. York informed the Board about the specific fences needing repair, provided a cost breakdown, and answered questions. The Board discussed the proposal and decided to revisit it in the future after receiving additional proposals from Mr. York.

**Fence Repairs - Advanced Fence N More - \$950**

For further details and a fuller understanding of the discussion, please see the notes under Exhibit 22, which provide additional context and information related to this item..

**Discussion of Tennis Court Repairs & Pickleball Nets**

The Board reviewed and discussed the Tennis Court and Pickleball Nets repairs along with the Tampa Fence proposal for \$2,146, as outlined in Exhibit 22, covering the repair scope and costs.

**Discussion of Changes to Tennis Court Instructor Contract**

District Counsel Ms. Sandy presented the revised Tennis Instructor Agreement, drafted as per the Board's prior direction. After a careful consideration and discussion of any revisions needed, the Board approved the Motion to proceed with the Tennis Court Instructor Agreement, incorporating an increase in the monthly payment to \$500.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved increasing the Tennis Court Contract fee to \$500 monthly for the Long Lake Ranch Community Development District.

**VI. Financial Administrative Matters**

**A. Consideration for Acceptance of May 2025 Unaudited Financial Statements**

Ms. Thibault presented the unaudited financial statements for May 2025. The Board reviewed the May 2025 unaudited financials. Ms. Thibault noted updates reflecting prior year data and clarified that the FY2026 budget was balanced using fund balance forward, not reserves. A \$350,000 transfer to reserves and a \$121,675 fund balance allocation were highlighted. After discussing a possible 2% increase to avoid a second year at 0%, the Board agreed to table the item for further review at the next meeting.

**B. Presentation of Check Details for May 2025**

Ms. Thibault presented the Check Details for May 2025 Report (Exhibit 15). The Board did not express any questions or concerns. The approval of the financial statements was tabled until the next Regular Board Meeting.

**C. Consideration for Approval - The Minutes of the Board of Supervisors Regular Meeting Held on June 05, 2025**

The Supervisors reviewed the Minutes of the Board of Supervisors Regular Meeting held on June 5, 2025 (Exhibit 16). Minor corrections were noted: (1) Line 197 should reflect that Mr. Lucadano is in fact an arborist; (2) Line 539 should clarify that the topics discussed were the bridge and bike rack instead of pool furniture.

On a MOTION by Supervisor Twomey, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved The Minutes of the Board of Supervisors Regular Meeting held on June 05, 2025 for the Long Lake Ranch Community Development District.

**D. Discussion & Presentation of the Long Lake Ranch Reserve Study Analysis**

Ms. Thibault presented the Long Lake Ranch Reserve Study Analysis and addressed all questions from the Board, providing explanations for her calculations.

**E. Discussion of FY 2025-2026 Adopted Proposed Budget**

The Board reviewed the FY 2025–2026 Proposed Budget and approved the motion to adopt it with 2% increase.

On a MOTION by Supervisor Smith, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board adopted The Proposed Budget with 2% Increase on Contingency for the Long Lake Ranch Community Development District.

**VII. Other Introduced Items**

**A. Red Tree - Consideration of Proposal for Viburnum Proposal - \$2,890**

**From Nature View Drive to Sun Lake Boulevard**

The Viburnum Proposal for \$2,890 (Exhibit 19) was introduced during the Red Tree Landscape Maintenance Report for June 2025 and was approved by the Board.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved The Viburnum Proposed for \$2,890 for the Long Lake Ranch Community Development District.

**B. Consideration of Proposal - WRB Painting LLC - \$5,950 - Bridge Remediation**

The item was discussed out of order along with Exhibit 8 and Exhibit 21. Following the discussion, the Board approved two Motions.

On a MOTION by Supervisor Smith, SECONDED by Chairwoman Clawson, WITH ALL IN FAVOR, the Board approved The Proposal - WRB Painting LLC - \$5,950 (out of Reserves) - Bridge Remediation for the Long Lake Ranch Community Development District.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Smith, WITH ALL IN FAVOR, the Board approved The Proposal for pressure washing for \$1,750.00 from American Pressure Washing for the Long Lake Ranch Community Development District.

**C. Consideration of Proposal - Budget Painting & Water Proofing - \$8,995 - Bridge Remediation**

The item was discussed out of order along with Exhibit 8 and Exhibit 20.

**D. Consideration of Proposal - Advanced Fence N More - \$950**

Was not discussed.

**VIII. Staff Reports**

**A. District Manager**

Ms. Thibault stated she had no further items to report.

**B. District Engineer**

Ms. Thibault noted that the District Engineer was not present; therefore, no items were discussed under this section.

**IX. Audience Comments - New Business - (limited to 3 minutes per individual)**

Ms. Thibault concluded her updates and opened the floor for audience comments, including those attending via Teams.

Ms. Patricia Thompson questioned the claim that Supervisor Thompson cost the CDD \$8,500, stating she hadn't seen supporting figures. She noted the financial document sent to him included other individuals as well, and asked how the specific amount attributed to him was determined.

**X. Supervisor Requests**

The Board discussed a follow-up with Duke Energy regarding the lighting upgrade and a bi-weekly distribution of the Task List.

**XI. Adjournment**

After all discussions were concluded, the Board moved forward with a motion to adjourn the meeting.

On a MOTION by Chairwoman Clawson, SECONDED by Supervisor Twomey, WITH ALL IN FAVOR, the Board adjourned the Meeting for the Long Lake Ranch Community Development District.

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

The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on \_\_\_\_\_, 2025.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name** ☐ Secretary ☐ Assistant Secretary

\_\_\_\_\_  
**Printed Name** ☐ Chairman ☐ Vice Chairman



**EXHIBIT 18**

**RETURN TO AGENDA**



**Near the start of a LLR CDD meeting a pledge of allegiance to the American flag is made that states "justice for all".**

1) Is it justice for CDD residents to pay: 3/14/25 Indecent exposure - **Legal cost**  
**on: 3/21/25 \$148** "Prepare notice of suspension"?